



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Saint-Germain, Paris, France

#### 3 Bedroom Apartment



**£9,500 Per Month**

Boulevard Saint-Germain, Paris 6th, Métros Odéon & Mabillon

Located on the 4th floor of an 18th-century building, this spacious and bright apartment offers a unique living experience with unobstructed views of the Place Henri Mondor.

Located in a lively and refined neighbourhood, near the Odéon metro station in the heart of the Latin Quarter, this apartment is just steps away from the best cafés, restaurants, designer boutiques, and famous attractions such as the Luxembourg Gardens, the Seine riverbanks, iconic cinemas, and the neighborhood's historic theaters.

Many metro lines pass through Odéon, along with the RER, providing direct access to Roissy and Orly Airports.

#### Key Features

Size: 132m<sup>2</sup>

Accessibility: Elevator, intercom, entry code

#### Amenities & Equipment:

Living Room: Sofa bed, dining table for 6 people, decorative fireplace, parquet flooring

Kitchen: Fully equipped kitchen with refrigerator, freezer, dishwasher, gas stove, oven, coffee maker, kettle, and more. Burgundy stone flooring

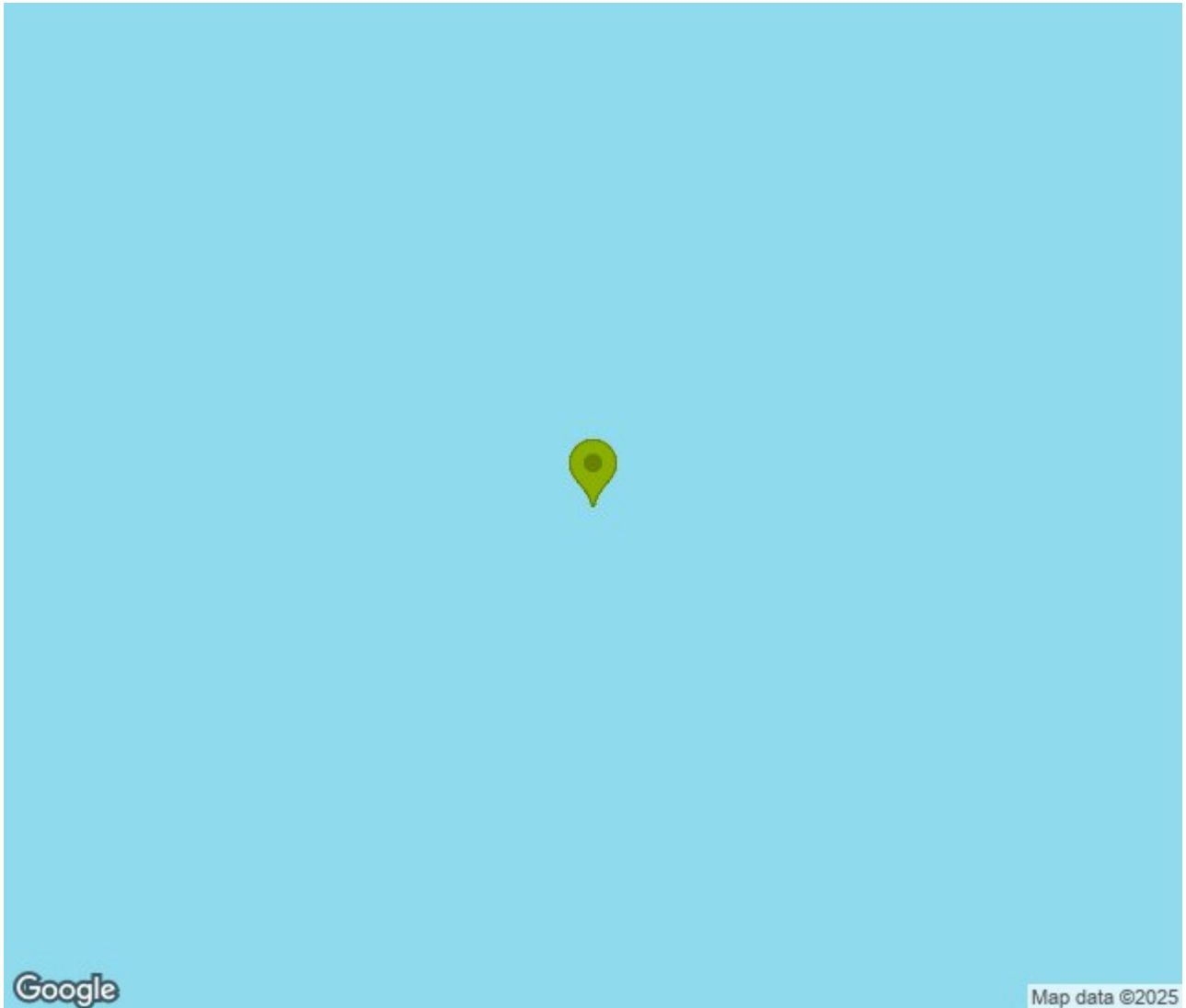
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**Location:** , Paris







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	