

The Former Caveau des Légendes Cabaret. *paris 6*

22-24 Rue Jacob

Located in the heart of the tourist-popular and historic neighborhood of Saint-Germain-des-Prés near the banks of the Seine, the former Caveau des Légendes housed a restaurant-cabaret until 2016 in a building with a façade that joins two late 17th-century houses. This atypical basement-level site of 233 sqm is composed of two beautiful vaulted rooms of 80 sqm and 60 sqm, respectively, a bar space and a small kitchen. It is the perfect canvas for project leaders looking to develop innovative cultural, event-driven or leisure activities.



Programming/possible future uses: no restrictions.

Type of property transfer proposed: transfer of property.

Owner: City of Paris.

Cadastral reference: BK 8.

Surface area: 233.40 sqm.

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Existing structure(s)

The site is made up of lots no.4 and no.31 in a co-ownership building located at 22-24 rue Jacob. The total surface area of the two lots, formed by the building's entire basement level, is 233 sqm.

The premises are composed of two beautiful vaulted rooms of 80 sqm and 60 sqm, respectively, arranged in an L-shape on either side of the main staircase, a bar space and a small kitchen. The entrances and the emergency exits (four in all), are the only ground-floor level spaces. The site does not have natural light or a façade facing the street: the space is accessed through a staircase located under the portico, which serves as the entrance to the building. It is separated from the rest of the co-ownership building via a second carriage door. The premises are not accessible to people with reduced mobility.

The structural elements are in good condition. However, finishing renovations will be necessary for the sanitary facilities, ventilation system and kitchen facilities. Discharge ducts from the co-ownership building are visible in certain areas.

Current occupation

The site has been vacant since 2016.

Urban context

This historical building is located in an exceptional neighborhood, known for its history, tourist potential and access to transportation.

Access (all options)

Metro – Saint-Germain-des-Prés (line 4) or Mabillon (line 10) stations; bus lines 24, 27, 39, 58, 63, 69, 70, 86, 87, 95; RER – Saint-Michel station (lines B and C).

