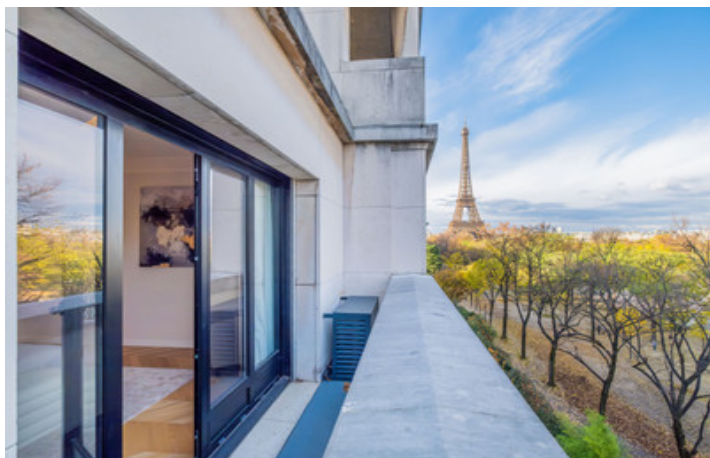


Luxury 4-bed modern flat with balconies overlooking the CHAMP DE MARS | 2024 high-end renovation | Turnkey



INFORMATION

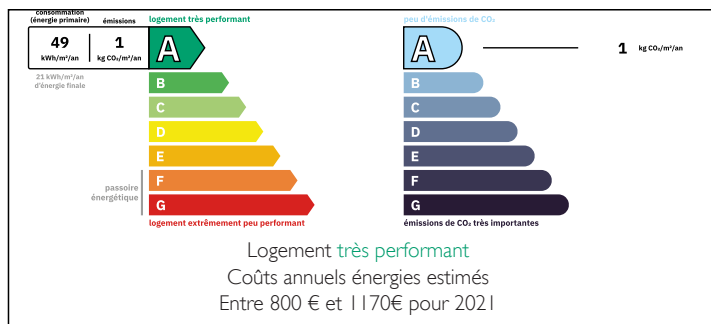
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	4
Bath:	4
Floor:	291 m2
Outside Space:	12 m2

IN BRIEF

Immerse yourself in the epitome of Parisian elegance with this stunning luxury apartment, ideally located overlooking the Champ de Mars and boasting breathtaking views of the iconic Eiffel Tower from its balcony. Renovated by an architect in 2024, this contemporary home offers comforts, bespoke interior design and spacious living areas. The elegant main room with expansive large window-doors inviting Paris's most iconic landmarks into the space. The gourmet kitchen features a large Italian marble island and high-end Gaggenau appliances, while the four luxurious bedrooms come with dressing space and generously sized bathrooms, featuring Italian marble and underfloor heating. With a private entrance from the elevator, separate studio, three cellars, and a garage, this turnkey-ready apartment offers 265 m2 of luxury living space, promising a lifestyle of unparalleled sophistication in the heart of Paris's historic charm.

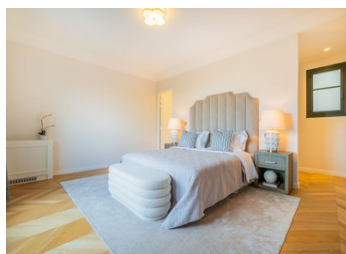
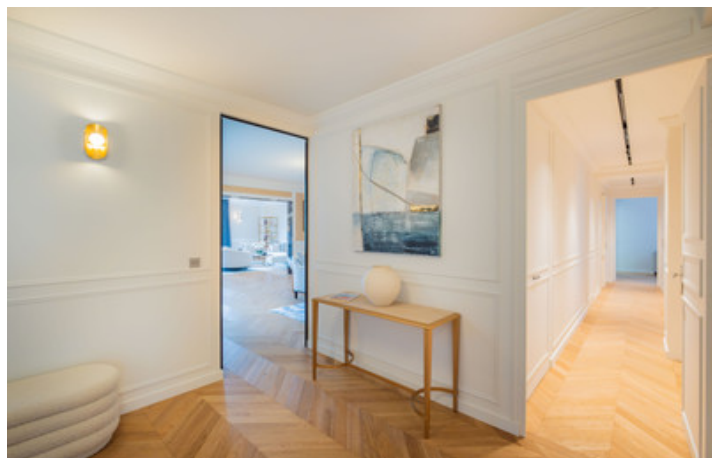


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Entrance: 143.27 sq ft (13.32 sqm)
 Living room 1: 401.20 sq ft (37.26 sqm)
 Living room 2: 502.42 sq ft (46.68 sqm)
 Kitchen: 283.12 sq ft (26.30 sqm)
 Storage/dressing room: 54.99 sq ft (5.11 sqm)
 Hallway: 120.24 sq ft (11.18 sqm)
 Bedroom 1: 217.52 sq ft (20.20 sqm)
 Shower room 1: 88.07 sq ft (8.18 sqm)
 Bedroom 2: 222.52 sq ft (20.67 sqm)
 Shower room 2: 114.15 sq ft (10.60 sqm)
 Bedroom 3: 253.16 sq ft (23.52 sqm)
 Shower room 3: 115.10 sq ft (10.70 sqm)
 Bedroom 4: 220.27 sq ft (20.45 sqm)
 Bathroom: 91.19 sq ft (8.47 sqm)
 WC: 31.74 sq ft (2.95 sqm)

Experience the Parisian lifestyle in the chic 7th arrondissement. Nestled along the Seine River, this elegant district embodies the essence of sophistication and cultural richness. Wander along tree-lined boulevards adorned with charming cafes, boutique shops, and exquisite bistros offering tantalizing French cuisine. Explore iconic landmarks such as the Eiffel Tower, the majestic Champ de Mars, and the historic Les Invalides. Indulge in leisurely strolls through picturesque gardens like the Tuileries and discover hidden treasures in the world-renowned museums, including the Musée d'Orsay and the Rodin Museum. With its blend of architectural grandeur, cultural heritage, and unparalleled beauty, Paris 7 invites you to immerse yourself in a lifestyle of refined elegance and timeless allure.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Co-owned building of 5 units
 Provisional annual charges: 1745€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>