

Beautifully optimized 270 sq ft Studio - 4th floor - Elevator

EXCLUSIVE



INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	25 m2
Plot Size:	0 m2

IN BRIEF

In the heart of Paris's 15th arrondissement, this studio located on the 4th floor with elevator offers a practical and comfortable living environment. Its rational layout perfectly optimizes the space to create a functional living area.

The dynamic neighborhood offers all the sought-after amenities: local shops, market, and public transportation within walking distance. The apartment is in excellent condition, requires no renovation, and allows for immediate move-in.

A basement cellar completes this property, providing valuable additional storage space. Visit quickly.

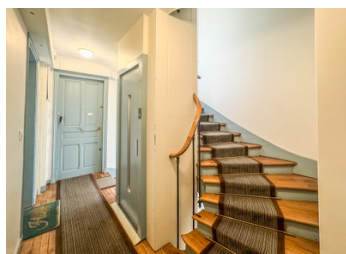


ENERGY - DPE

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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

The 15th arrondissement of Paris, the largest district in the capital, stands out for its both residential and dynamic character. Harmoniously blending tradition and modernity, it appeals through its diversity and quality of life.

The neighborhood revolves around major shopping streets such as rue du Commerce and rue de Vaugirard, where shops, restaurants, and local businesses coexist. Shopping enthusiasts will also appreciate the Beaugrenelle shopping center with its upscale stores and cinema.

Neighborhood life is punctuated by its iconic markets such as Convention market, Cervantes market, and the picturesque book market at Georges Brassens park. These living spaces contribute to the friendly and lively atmosphere of the district.

Green spaces are plentiful with André Citroën park and its thematic gardens, Georges Brassens park, and the Atlantique garden perched on top of Montparnasse station. These green lungs offer appreciated relaxation spaces for residents.

Transportation access is excellent thanks to several metro lines (6, 8, 12, 13), tram lines (T2, T3a), and numerous bus routes, making it easy to reach the rest of Paris and the suburbs.

The 15th is also a cultural and leisure district with the Exhibition Center, Sports Palace, several theaters, and Aquaboulevard. The educational offering is rich, from nursery schools to higher education institutions, including renowned high schools.

The architecture is varied, alternating between elegant Haussmann buildings, modern constructions in Front de Seine, and small streets with preserved charm that remind of the old village of Vaugirard. This architectural diversity contributes to the unique character of the district.

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LOCAL TAXES

Taxe foncière: 594 EUR

Taxe habitation: EUR

NOTES