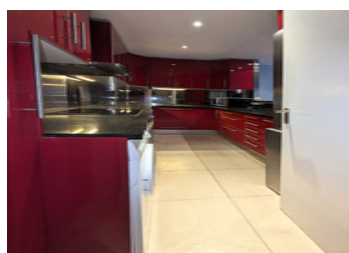
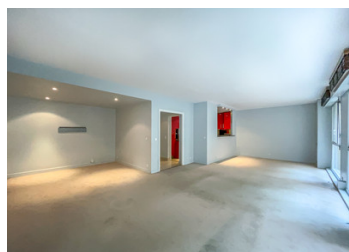


Paris 7 Invalides Apartment 106 m2 large living room 40 m2, 2 bedrooms

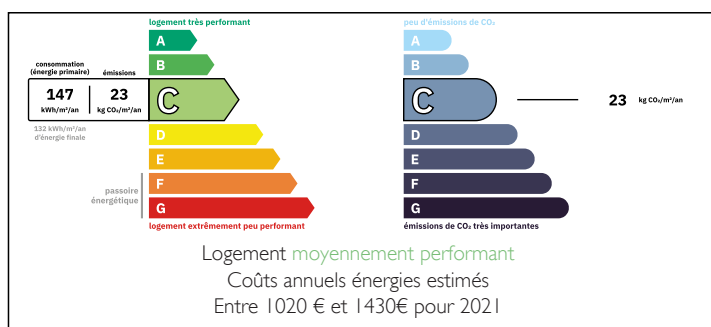


INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	106 m2
Plot Size:	0 m2



ENERGY - DPE



IN BRIEF

Paris 7 Invalides, Leggett immobilier offers you a three-room flat of 106 m2, a very quiet cocoon.

An entrance gallery leads to a large 40 m² lounge with a 7 m² semi-open-plan kitchen, a corridor with a dressing room leads to a separate toilet, a double washbasin bathroom with a bath and a dressing room. The night area comprises 2 rooms opposite each other.

The building is very well maintained and cared for by a live-in couple.

Additional parking is available in the basement of the residence.

This secure neighbourhood is 2 minutes from Varennes metro line 13, 15 minutes from Le Bon Marché, 5 minutes from Lycée Victor Duruy, 10 minutes from Paul Claudel private secondary school and 10 minutes' walk from the nursery school on rue Las Cases. Just a short walk from the Rodin Museum...

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

Leggett immobilier offers you a quiet family cocoon in the heart of Paris. This apartment features a large living area with bay windows opening onto a 40 m² living/dining room with a semi-open kitchen overlooking a leafy garden. A prestigious address in the 7th arrondissement, the residence is modern and of excellent quality. On arrival, the architecture features a large, elegant, bright building entrance with bay windows overlooking a garden. The common areas are large enough to access your apartment, with several elevators. The 106 m² apartment faces east, and the sliding windows in the main room overlook a large garden. The main room is a spacious living area. Sliding doors open onto an adjoining 14 m² room that can be extended into the living room, where a first bedroom is formed, followed by a bathroom with double washbasin and bathtub, giving access to a custom-made dressing area that joins the apartment's entrance. Another large 18 m² room is accessed from the apartment entrance. The two spaces are independent and a second bathroom can be created. The fully-equipped kitchen opens onto the living room, adding a further 7 m² to the living area. Condominium charges of 1,037 euros per quarter, including heating and hot water, supplied by ecological district heating. Energy class D. Controlled mechanical ventilation. The co-ownership regulations allow the building to be used by self-employed professionals. Additional parking is available in the basement of the building.

LOCAL TAXES

Taxe foncière: 2710 EUR

Taxe habitation: EUR

NOTES

Co-owned building of 100 units
Provisional...