

## Paris 15th – Saint-Charles / Grenelle – 130 sqm Family Apartment with 150 sqm Garden – Near Champ de Mars



## INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	4
Bath:	2
Floor:	150 m <sup>2</sup>
Outside Space:	175 m <sup>2</sup>

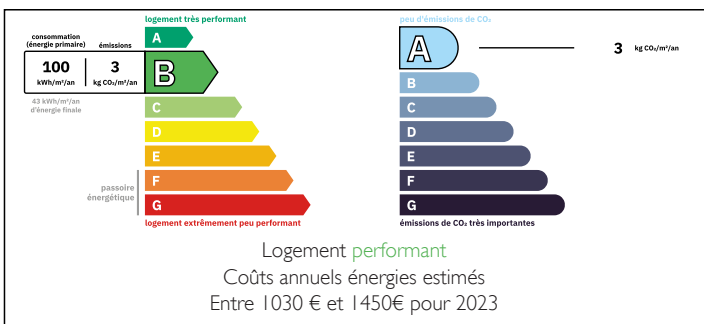
## IN BRIEF

RUE VIALA – Close to shops and the Champ de Mars, LEGGETT Immobilier is delighted to present this rare 130m<sup>2</sup> family apartment on an elevated ground floor with private entrance in a modern residence (built in 2010). With no overlooking neighbors, it features a 31m<sup>2</sup> terrace and a stunning private garden of 150m<sup>2</sup>.

This property boasts an optimized layout: a spacious living room extended by a veranda opening onto the garden, a semi-open kitchen (which can be fully opened), a master suite with dressing room and bathroom, three additional generously-sized bedrooms, a shower room, guest WC with laundry space, and plenty of storage. A cellar completes this rare gem in the area.

Perfect for families or a liberal profession, this home-like property offers a peaceful and privileged lifestyle. Ideally located near the best schools in the

## 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

Surface Area (Carrez Law):

Entrance + Closet: 8.63 m<sup>2</sup>  
Living Room: 35.40 m<sup>2</sup>  
Bedroom 1: 14.43 m<sup>2</sup>  
Walk-in Closet: 5.07 m<sup>2</sup>  
Bathroom: 4.83 m<sup>2</sup>  
W.C. 1: 1.89 m<sup>2</sup>  
Bedroom 2 + Closet: 14.22 m<sup>2</sup>  
Bedroom 3 + Closet: 11.82 m<sup>2</sup>  
Bedroom 4 + Closet: 9.42 m<sup>2</sup>  
Kitchen: 11.57 m<sup>2</sup>  
Shower Room: 2.78 m<sup>2</sup>  
W.C. 2: 2.91 m<sup>2</sup>  
Hallway + Closet: 7.07 m<sup>2</sup>

Total private surface area of the unit: 130.04 m<sup>2</sup>

Non-Carrez Surface Area

Veranda: 8.54 m<sup>2</sup>  
Garden: 175.00 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière:	2820 EUR
Taxe habitation:	EUR

## NOTES

The Grenelle - Saint-Charles District: A Haven of Peace in the Heart of Paris  
Prime Location on Rue Viala  
Rue Viala, located in the Grenelle district of the 15th arrondissement, connects Place Marcel-Cerdan to Rue Saint-Charles. This quiet street perfectly embodies the village spirit that characterizes this residential area, highly sought after by Parisian families.

An Exceptional Family District

Grenelle-Saint-Charles stands out for its peaceful atmosphere and distinctive residential character. A former village annexed to Paris, the district has managed to preserve its identity while benefiting from the advantages of the capital. Tree-lined streets, upscale buildings, and numerous green spaces make it a prime territory for families seeking quality of life and tranquility.

Educational Excellence in Immediate Proximity

The area benefits from an exceptional educational