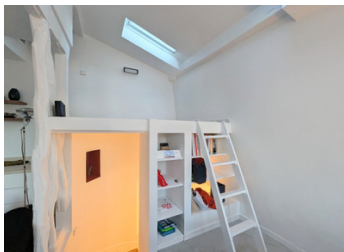


## Paris 11th / Magnificent apartment 3 rooms , new renovated, last floor, chemine, sunny



## INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	51 m2
Plot Size:	0 m2



## IN BRIEF

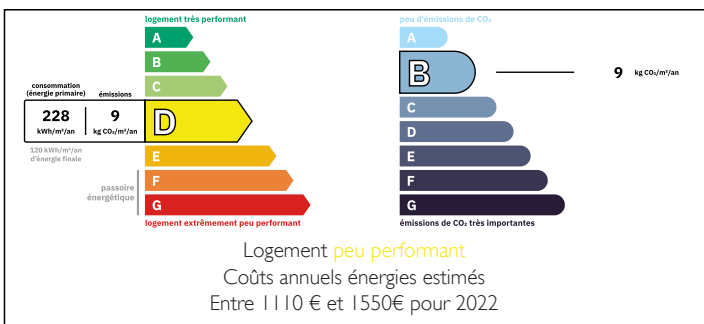
In the 11th arrondissement of Paris, close to the Marais, Leggett Immobilier presents a stunning renovated apartment — an elegant 51 sqm cocoon. It features 3 main rooms plus an open mezzanine office space, an open-plan kitchen, one bedroom, a shower room, and separate toilets. The property benefits from triple exposure (South, East, and West), ensuring beautiful natural light throughout the day.

Located on a quiet courtyard, on the top floor of a mid-19th-century period building, the apartment is accessed via a wide oak staircase.

The apartment was fully renovated in 2022 by a renowned interior designer and has been featured in a prestigious interior design magazine.

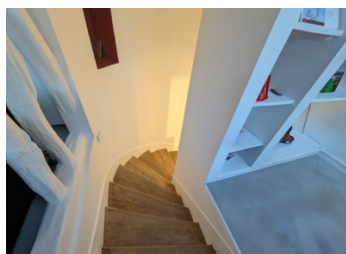
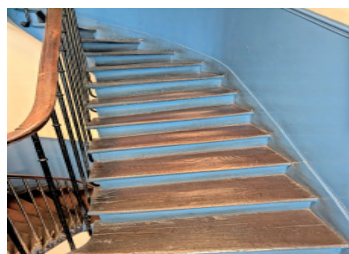
It offers a view of the top of the Bastille column and potential for a rooftop terrace (subject to approval).

## 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

Ideally located in Paris's 11th arrondissement, this apartment benefits from a highly sought-after setting, between the Place de la Bastille and the historic Marais district, just a short walk from the Place des Vosges, one of the most beautiful squares in the capital.

The 11th arrondissement is renowned for its vibrant, friendly, and creative atmosphere, offering a quality of life highly appreciated by Parisians. In the immediate vicinity, you will enjoy numerous cultural and iconic venues such as the Opéra Bastille, a major international opera house, as well as the many theaters, performance halls, and concert venues around Bastille and Oberkampf.

The famous Père Lachaise Cemetery, known worldwide, is nearby, along with pleasant walks along Boulevard Richard Lenoir and the Canal Saint-Martin.

The building is located on a street close to Boulevard Beaumarchais, which marks the boundary between the 11th and 4th arrondissements. This wide boulevard connects Bastille to Place de la République. The Filles du Calvaire metro station is located just opposite the Cirque d'Hiver, a magnificent performance venue built in the 19th century. Crossing this boulevard, you will quickly reach Place des Vosges, an iconic square dating back to 17th-century Paris.

The shops in the surrounding streets offer a lively and convenient neighborhood life, with numerous local amenities including bakeries, delicatessens, quality restaurants, and pharmacies.

Just a few meters away, you will find the famous Bastille market, renowned for the quality and diversity of its products, held several times a week.

Pleasant green spaces surround Rue Saint-Sabin, providing...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES