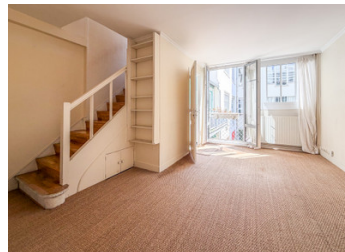


## PARIS XVI – PLACE MEXICO – Beautiful 43 sqm duplex on the 2nd and top floor, bright and perfectly quiet



## INFORMATION

Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	43 m2
Plot Size:	0 m2



## IN BRIEF

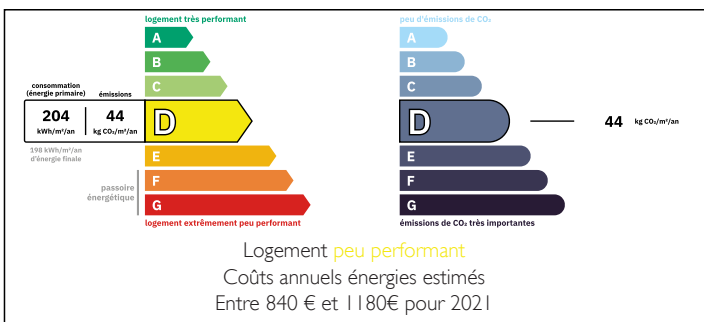
PARIS 16th – Sablons – In a charming period building with listed common areas, LEGGETT Immobilier presents this delightful 41 sqm duplex located on the 2nd and top floor, accessed via a spacious staircase.

Entirely peaceful and filled with natural light thanks to its South-East exposure, the property comprises an entrance opening onto a bright living room with a kitchen area that can be opened up to create a beautiful living space.

Upstairs, you will find a bedroom with storage as well as a shower room, offering a perfect separation between living and sleeping areas.

Ideally located in a highly sought-after area, within immediate proximity to shops, transport links, and the prestigious Trocadéro and Victor Hugo districts, this property offers great potential after renovation.

## 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

Located in the heart of the highly sought-after 16th arrondissement of Paris, the Place Mexico area perfectly embodies the timeless elegance and refinement of the Right Bank. This prestigious residential neighborhood is renowned for its wide tree-lined avenues, its characterful buildings and its peaceful atmosphere, offering a rare living environment away from the hustle and bustle of the city.

A true haven of tranquility, this area benefits from a privileged setting where discretion, prestige and quality of life come together. Highly appreciated for its security, architectural charm and discerning clientele, it represents a prime address for those seeking the finest Parisian neighborhoods.

Just a few minutes' walk away, the Trocadéro reveals one of the most iconic faces of Paris. Its famous gardens, breathtaking views of the Eiffel Tower and vast open spaces create an exceptional setting, perfect for strolls, relaxation or simply enjoying one of the most remarkable panoramas in the world. This historic and inspiring location greatly contributes to the prestige and desirability of the area.

The Victor Hugo district further enhances this balance by adding a more vibrant and lively dimension. Known for its dynamic atmosphere, it offers a wide range of high-quality shops, refined restaurants and exclusive addresses. It embodies a true Parisian lifestyle, both elegant and welcoming, attracting a mix of local residents and international clientele.

Perfectly connected by public transport, the area provides easy access to the main parts of Paris while maintaining a rare residential feel. Its immediate proximity to renowned schools,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES