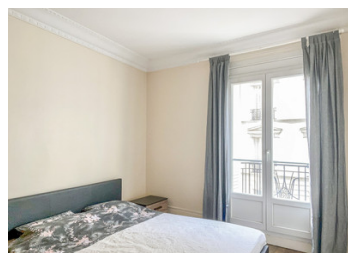
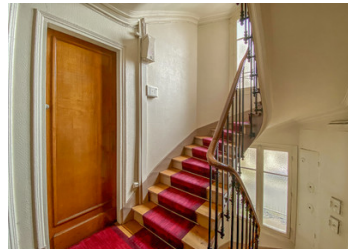


Paris 15ème - 2 room flat 39,16sqm in a 30's building - 2nd floor with lift



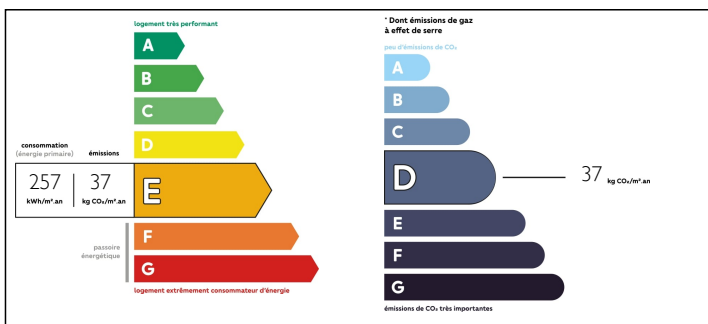
INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	39.16 m2
Plot Size:	0 m2

IN BRIEF

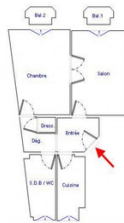
In a sought-after area of the 15th arrondissement, specifically the Vaugirard district, Leggett Immobilier International is offering a 2-room flat of around 39,16sqm in a beautiful 1930s building. Just a few minutes' walk from the Vaugirard metro station (line 12), in a quiet one-way street, this flat, located on the 2nd floor with lift, has all the charm of the past: mouldings and parquet flooring. A classy entrance gives access to a well-maintained condominium with a digital code and intercom system with surveillance camera. The flat comprises an entrance hall leading to a first room, currently used as a lounge, a separate fitted and equipped kitchen and a corridor giving access to a bathroom with toilet and a second room. These 2 rooms have their own balconies. The flat has double-glazed windows. Collective gas heating and 100-litre hot water tank. Diagnostics/ E & D. Service charges: 1780 euros/year.

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

Paris 15th arrondissement: just a few minutes from the Vaugirard metro station (line 12) and Adolphe and Jean Chérioux square, Leggett Immobilier International is offering a 2-room flat of around 39,16sqm in a beautiful 1930s building.

This flat, located on the 2nd floor with lift, has the charm of the past: mouldings and parquet flooring.

A very nice entrance gives access to a well-maintained condominium: digicode and intercom (surveillance camera in the entrance hall).

The flat comprises an entrance hall leading to a first room, currently used as a lounge, a separate fitted and equipped kitchen and a corridor giving access to a bathroom with WC and a second room.

The 2 rooms have their own balconies.

The flat has double-glazed windows.

Gas central heating and 100-litre hot water tank.

The shower room needs updating.

Year of construction: 1930

Number of floors in building: 7

Flat floor: 2 - Lift

Keypad and intercom - Surveillance camera in entrance hall

Entrance hall: 3,37sqm

Room 1 (living room): 11,91sqm

Room 2 (bedroom): 11,97sqm

Kitchen: 4,39sqm

Bathroom with toilets: 4,63sqm

Corridor: 2,24sqm

Dressing room: 0,65sqm

ECD E and D

Cellar: 1

Co-owned building of 31 units

Provisional annual charges: 1780€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **940 EUR**

NOTES