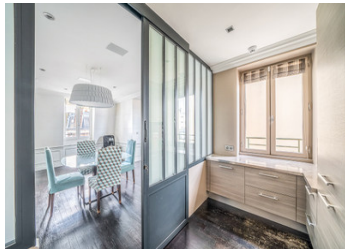


Paris 7th Arrondissement | Sunny TOP FLOOR Flat | 3 bed - 2 bath | Elevator | Caretaker | 126 m2



INFORMATION

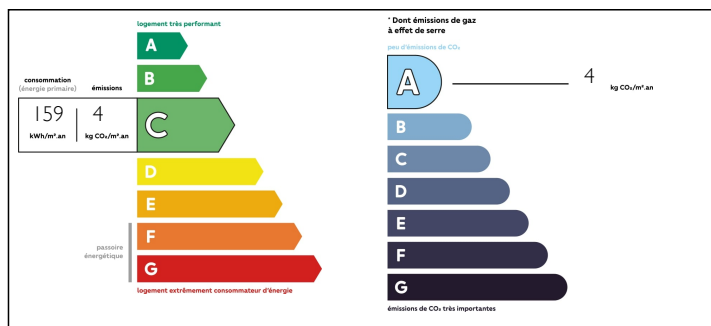
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	0 m2



IN BRIEF

Paris 7 eme, In one of the most beautiful avenues, a stone's throw from the Dôme des Invalides Leggett Immobilier offers you a bright 136 m2 (126 m2 loi carrez) family apartment on the 6th and top floor (with lift) of a secure, well-maintained stone building with janitor. This property comprises an entrance hall leading to the living room, a semi-open fitted and equipped kitchen, a dining room, a master suite with its own bathroom (equipped with shower, bath and toilet) and custom-made dressing room, two bedrooms with built-in closets, a bathroom and separate toilet, as well as a large laundry room. Two cellars complete this property, plus the possibility of a parking space in the condominium.

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 7^{eme} Invalides Leggett immobilier offers you an apartment located in a central and secure district of Paris, known for its many museums, beautiful avenues and lovely parks and gardens. Just a few minutes' walk from the prestigious "Bon Marché" department store and the Grande Epicerie de Paris. You'll find food shops in Rue de Babylone and Rue Cler, and a 10-minute walk away, twice a week, from the large market on Avenue de Saxe.

Co-owned building of 30 units
Provisional annual charges: 5400€

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

LOCAL TAXES

Taxe foncière: 3304 EUR

NOTES