

Paris | 132m , 3 bed, 2 bath, office | 41m terrace | Unobstructed views Eiffel Tower & Seine

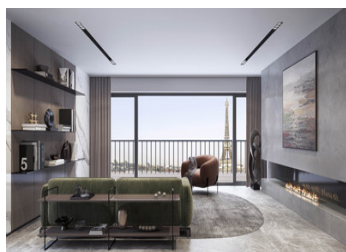


INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	132 m2
Outside Space:	41 m2

IN BRIEF

75015 Beaugrenelle: 10th floor, 3 bedroom high end apartment of 132m² and a terrace of 41+m². Enjoy unrestricted views of the Eiffel Tower and the River Seine from this apartment nestled on the border of the 7th and 15th arrondissements. This generously proportioned property boasts floor to ceiling windows facing the world's most distinctive landmark. Standing alone on the 10th floor, the entrance leads to a vast open plan kitchen/dining/living area where guests can enjoy Seine or Eiffel Tower views. A corridor leads past an office and a guest toilet towards a first and second bedroom each with lavish fitted cupboards and a first bathroom with a laundry area. Finally, we find the master suite with a large bedroom, walkthrough closet and an ensuite bathroom. Naturally, the living room, office and bedrooms enjoy views of Eiffel's greatest creation and access to the extravagant terrace.



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

Your apartment: combines all the essentials of modern urban living with an easy to run home featuring: naturally bright rooms thanks to the full length windows, "Smart Home" tech enabling you to remotely programme, operate and monitor heating/lighting/electric shutters or check your connected letterbox, high speed fibre optic internet and multimedia sockets in all rooms. Calm, comfort and security are assured by modern sound insulation and the latest in double glazing, connection to Paris' own heating and cooling network (CPCU), access protected by videophone, digital entry code system, electronic badges and an armoured door. Enjoy the multiple green spaces designed to help protect the environment, reduce energy consumption, sustain urban ecosystems, recycle rainwater and act as a carbon sink. Residents will also benefit from a menu of conciergerie services and an onsite building manager.

NOTES

Transport : 250m from the Metro station Bir Hakeim (Line 6) ; RER C (rail) is just 400m away (station is Champs de Mars Tour Eiffel) and the nearest station Vélib' (Paris bicycle sharing station) is 300m.

Parking is available to residents in the neighbouring building.

Schools : Jeanine Manuel International Schools : primary and secondary campuses are just 11 mn by foot.

The area: Located on the left bank of the River Seine and including one of the three Parisian islands, l'Ile des Cygnes (Swan island) – visible from this apartment – where Bartholdi worked and where you can also find one of the Statue of Liberty replicas. This arrondissement includes the lowest...