

## 75011 BASTILLE / ROQUETTE Large, 3 bedrooms, 116m2 Fourth floor with lift in 1963 building



## INFORMATION

Town:	Paris 11e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	0 m2

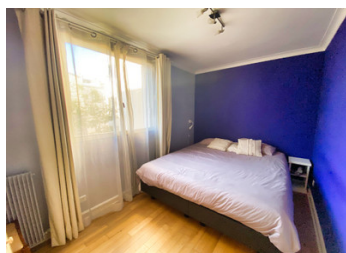
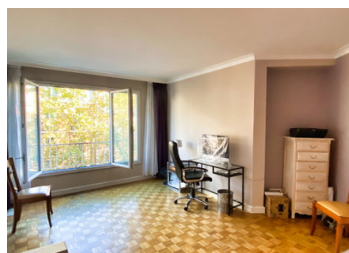
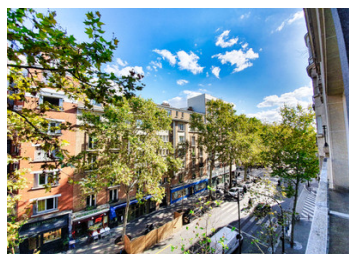
## IN BRIEF

Paris 75011-Bastille/Roquette-3bed-116m2-check floorplan and 360- 2 minutes walk from the trendy Rue de la Roquette

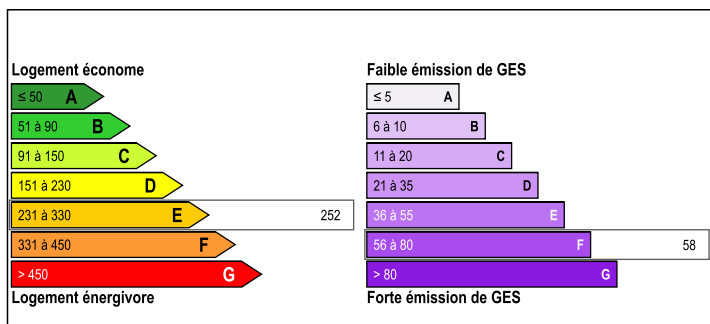
-Bright and calm this 3Bed apartment is 116m2

-situated in a well maintained 1963 building

- walk into a large welcoming space giving onto a large window lined living room, two bedrooms look into the green central courtyard, the third, double glazed, looks onto the tree lined avenue, a fully fitted kitchen, one bathroom, one shower room with in addition a laundry room and a walk-in closet, a double underground parking space and cellars complete this property

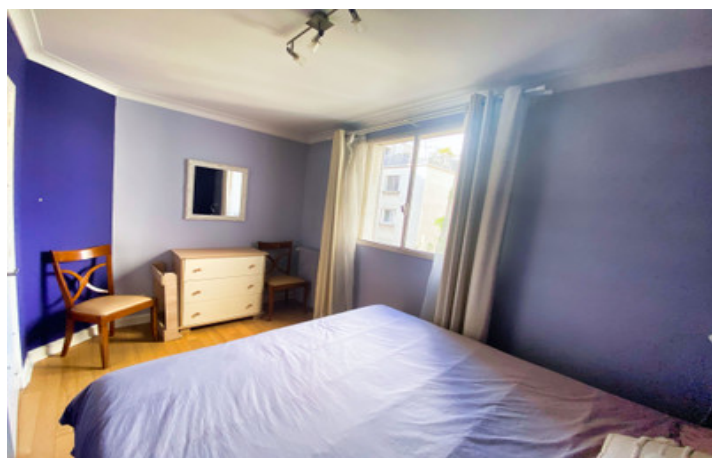


## ENERGY - DPE



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

- Apartment No 15/16--> Weighted 116m2 = 11164euros/m2 ; Total living space 116m2 (Carrez law 115.6m2)- Cellar No 68/69 (Door no 19/20) --> 14m2 .

This spacious appartement offers you the chance to live in a typically Parisien family environment.

-bright and spacious,  
-a well kept building on the fourth floor with an elevator

- well orientated, east-west facing  
-walk into a large entrance serving the spacious and bright living room, as well as the large bathroom with window, a walk in closet, a laundry room also with closet space and a large bedroom, the living room and main bedroom both look out onto a tree lined avenue, the fitted kitchen with a table and second and third bedrooms look onto a central well looked after garden with trees and shrubs, this appartement also boasts a shower room next to the bedrooms, two cellars complete this great opportunity of a Parisien family home. An additional 30m2 underground parking space is available, on request.

Located on the Right Bank, this district popular among artists is home to the well-known Place de la Bastille, the New Opera and the fashionable Faubourg Saint-Antoine. The latter is an area characterized by cafés, restaurants, nightlife, boutiques and galleries. Rue Oberkampf, replete with gritty Parisian charm, is the place to go to mingle with locals in funky, casual eating and drinking establishments. There are 5 open-air traditional food markets in the area. The population consists of a large number of single adults, though its eastern...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES