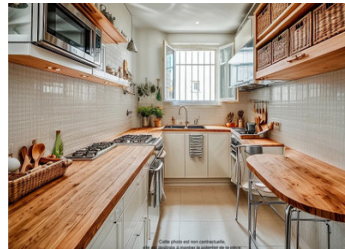


Ivry-sur-Seine | Charming 2-bedroom flat | 2 mins walk from metro (Line 7).



INFORMATION

Town:	Ivry-sur-Seine
Department:	Val-de-Marne
Bed:	2
Bath:	1
Floor:	53 m2
Plot Size:	0 m2



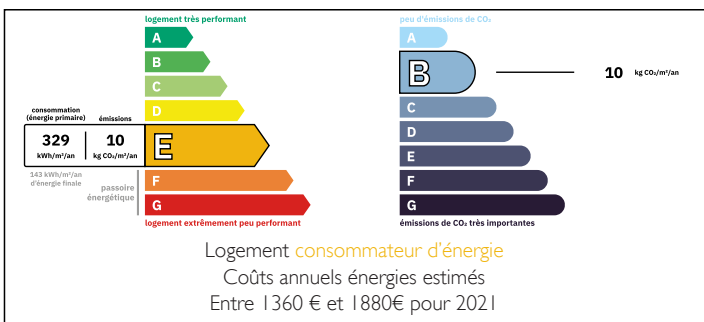
IN BRIEF

Located on the 2nd floor of an attractive, well-maintained building, this 3-room apartment features rooms of approximately 12 m² each, currently used as a living room, two bedrooms, a kitchen, a modern shower room, an independent toilet, a cupboard, and an entrance. The flat exudes charm with its moldings, hardwood parquet flooring, and a fireplace.

While the bathroom is modern, the kitchen could use some updating. An elevator has been approved by the co-ownership and will be at the expense of the current owner. Annual charges amount to 2,100 euros.

The apartment is ideally located within a short walking distance of various restaurants, shops, and schools. The center of Paris is easily accessible, approximately 5 km away, with a travel time of 15 to 20 minutes by metro.

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

Ivry-sur-Seine offers a perfect blend of urban convenience and suburban tranquility, making it an attractive place to live. Located just minutes from the heart of Paris, this vibrant town provides easy access to the city's amenities while maintaining a close-knit community feel. With a rich cultural scene, numerous parks, and a variety of shops and restaurants, Ivry-sur-Seine caters to all lifestyles. The area is well-served by public transportation, including the Metro and RER, making commuting effortless. Additionally, Ivry is known for its excellent schools and growing arts scene, offering a dynamic environment for families and young professionals alike.

Co-owned building of 2 units
Provisional annual charges: 2100€

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

LOCAL TAXES

Taxe foncière:	1112 EUR
Taxe habitation:	EUR

NOTES