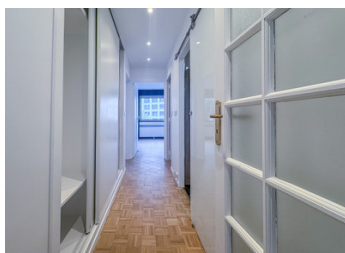


Beautiful 3-room flat of 73m2 with balcony on the second floor with lift



INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	73 m2
Outside Space:	11 m2

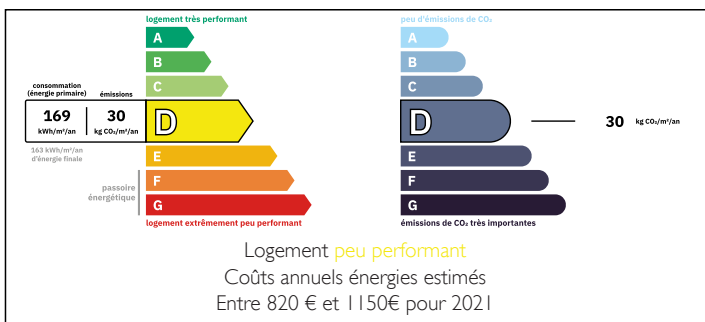


IN BRIEF

Located in a quiet, secure building with a caretaker and well-maintained communal areas. Close to shops and transport links (Line 6 and BUS 42 and 88), this three-room flat has a walk-through entrance into a bright, south-facing room that leads to a large living room. This opens onto a 11 m² balcony. The flat has two comfortable bedrooms and a modern shower room. There is a separate WC. A dressing room and plenty of storage space complete this harmonious apartment. Communal heating and hot water.

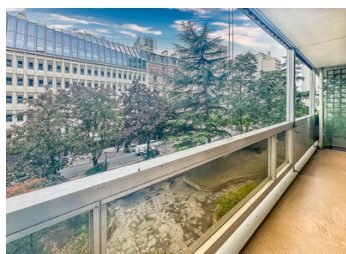
Box available for purchase.

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

XVI^e Arrondissement - Located on the left bank of the Seine, it includes one of the three Parisian islands, Ile aux Cygnes where Bartholdi worked and where one of the 4 replicas of the Statue of Liberty rests. This district, close to the Eiffel Tower, includes the lowest point in Paris (28 m) and is also known as the arrondissement of Vaugirard. It includes the Montparnasse Tower, the highest in Paris, with its panoramic platform built in the middle of this district, which was famous in the 1920s as the center of Paris's intellectual and artistic life; the Pasteur Museum, which preserves some of his work in the vast flat he occupied; the Bourdelle Museum, dedicated to the sculptor Émile-Antoine Bourdelle, Rodin's star pupil; and Aquaboulevard, Europe's largest aquatic leisure center, the venue for the first public screening of digital cinema in Europe on 2 February 2000, the Porte de Versailles exhibition center, the largest in France, and the new Beaugrenelle shopping center, which is revitalizing the banks of the Seine and boasts 110 well-known names, a department store, restaurants and a multiplex cinema, as well as some of the liveliest markets in Paris, in particular those of Cervantes, Grenelle and Georges Brassens..

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

LOCAL TAXES

Taxe foncière: 1599 EUR

Taxe habitation: EUR

NOTES