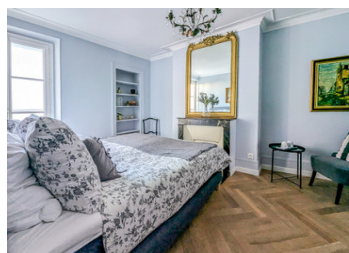
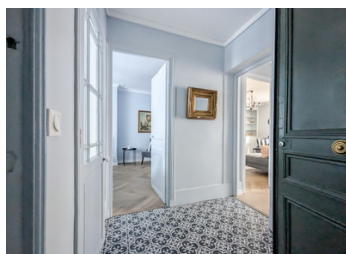


Paris 7 EME NEAR Rue Cler flat of 51 m2, 3 rooms,



## INFORMATION

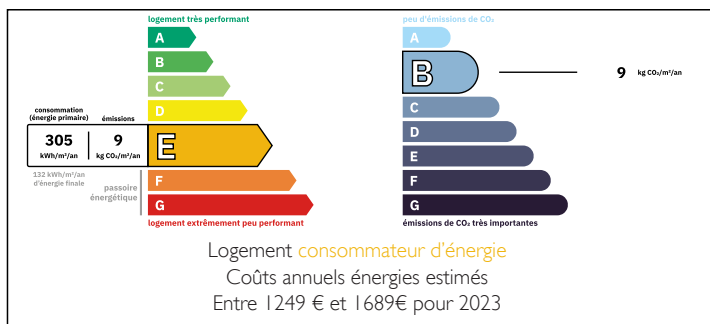
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	51 m2
Plot Size:	0 m2



## IN BRIEF

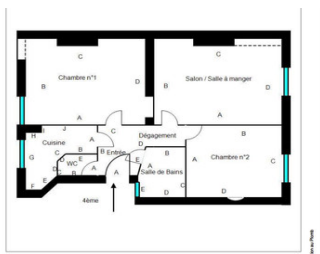
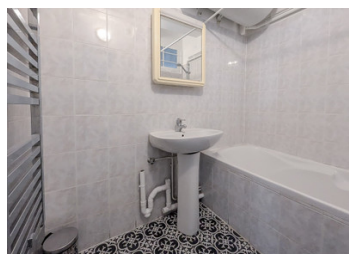
Paris 7, In the heart of the lively shopping district, Leggett immobilier presents a three-room flat of 51 M2 with bathroom with bath and separate kitchen on the 4th floor. Recently renovated, it has retained its charm with beautiful oak parquet flooring. South-facing, the flat is light and airy, with a kitchen and bedroom overlooking the courtyard. Need to be visited quickly !

## 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 Gros Cailloux district, close to rue Cler, brasseries and all the shops, in this village atmosphere with good gourmet addresses, craftsmen, restaurants in the pedestrianised rue Cler, you will find all your daily needs around you. Rue Saint Dominique offers a wide range of clothing brands including Claudie Pierlot, Mage and Gérard Darel. You'll benefit from a wide range of bus services, with metro line 8 taking you to the Grands Boulevards theatre in 15 minutes and numerous bus routes taking you to Paris stations in 30 minutes. This central, safe district offers plenty of leisure activities, including the Champ de Mars park, walks along the banks of the Seine and numerous museums.

Built in the 18th and 19th centuries, the district has retained a lot of green space, and is much sought-after by celebrities for the discretion of its residents.

Good public and public schools from nursery to lycée make it a family-friendly neighbourhood.

In this environment

Leggett Immobilier offers you a 3-room apartment of 51 M2 with a well laid-out layout around an entrance hall leading to all the rooms, the kitchen and the bathroom with bath.

Need to be visited quickly

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Co-owned building of 40 units

Provisional annual charges: 3200€

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES