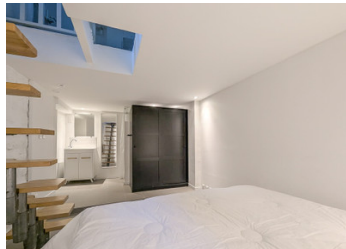


Paris 7, appartement refurbished in 2022, 28 sqm 2 rooms, kitchen, shower room, located rue du Champ de Mars



INFORMATION

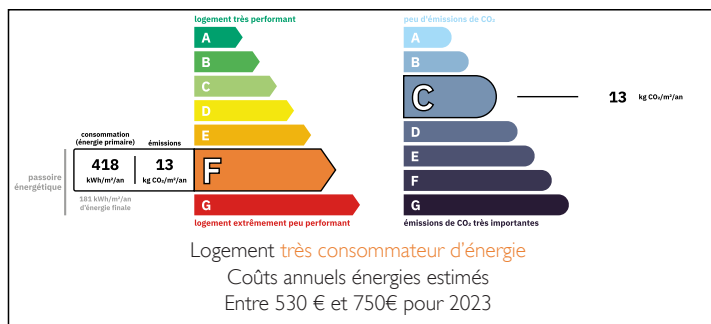
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	28.41 m2
Plot Size:	0 m2



IN BRIEF

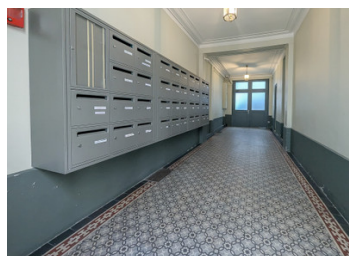
Paris 7, In a nice small building, Leggett real estate presents a completely renovated apartment with one living room and its kitchen of 14 sqm, opening onto a staircase leading to a souplex room with a skylight and a shower room and toilets. The entire apartment offers 28 square meters of living space on the ground floor, overlooking a very quiet courtyard. The pluses of this apartment are the typical and preserved aspects of old building well maintained, its location in a lively family district popular with nice tourists and shops and a very recent complete refurbishment.

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^{eme}, In an 18th century building. The entrance to the building is through a beautiful old wooden double door with brass handles typical of old Parisian building, a second old glass double door opens onto the courtyard, where you will find three charming little buildings. This is where Leggett real estate presents an appartement completely renovated in 2022, with exposed stone walls, located on first floor of a small two story building overlooking a very quiet courtyard, a nice apartment with a kitchen , staircase goes to an additionnal souplex room lit by a skylight.with a shower room and water closet. Deserved by excellent transport links, including 8 bus lines, Metro ligne 8,, RER C. The beautiful Rue Cler just a few steeps away, is know for its shops of all kinds, a wide variety of prices, its many brasseries and its likely Parisian atmosphere a delight for tourists looking to discover Paris for themselves. The Eiffel Tower, Invalides and its army museum with Napoleon's tomb are the must-see sights of the 7th arrondissement , winch also offers many other places to visits, such as the Paris sewer Museum , Quay Branly Museum and the impressionists at Orsay Museum. Renowned as the greenest district in Paris, the most famous are the Champ de Mars and the Esplanade des Invalides but there is also lot of little square vers you will feel alone.

LOCAL TAXES

Taxe foncière: 334 EUR

Taxe habitation: EUR

NOTES

Co-owned building of 27 units
Provisional annual charges: 1200€

Information...