

Paris 11 | Studio with balcony overlooking the Eiffel Tower/Sacré-Cœur | 6th floor (no lift) | Quiet and in go

EXCLUSIVE



INFORMATION

Town:	Paris 11e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	14.38 m2
Outside Space:	5 m2

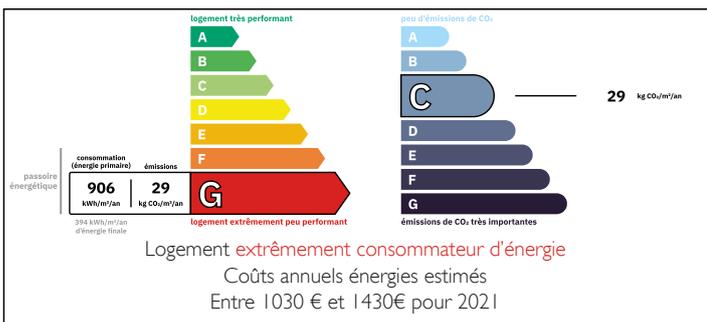
IN BRIEF

Discover this charming 14.38 m² Carrez studio apartment, with a rare 5 m² private terrace, located on the 6th and top floor of a building without a lift. This luminous cocoon offers an exceptional panoramic view of the Eiffel Tower, La Défense and the Sacré-Cœur, a unique sight to be admired from the comfort of your own home!

The flat, which is in good condition throughout, has its own electricity supply. Its optimised layout includes a fully-equipped, functional open-plan kitchen, a shower room with separate toilet, and a west-facing aspect that bathes the space in natural light throughout the day.

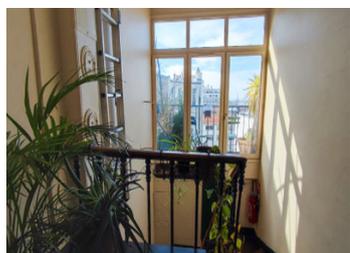
In absolute peace and quiet, this property benefits from a well-maintained co-ownership. It is ideally located close to shops, transport (line 2) and all amenities.

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

A dynamic, lively district

Located between the Belleville and Ménilmontant districts, this area is popular for its lively, cosmopolitan atmosphere. Close to shops, markets, cafés and restaurants, it offers a vibrant neighbourhood life. Parc de Belleville, just a few minutes' walk away, offers one of the best views in Paris.

The studio is also well served by public transport, with the Belleville (lines 2 and 11) and Couronnes (line 2) metros nearby, making it easy to get around the capital.

Additional information

Annual service charges □ €770

Property tax: €356

Translated with DeepL.com (free version)

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

LOCAL TAXES

Taxe foncière: 356 EUR

Taxe habitation: EUR

NOTES