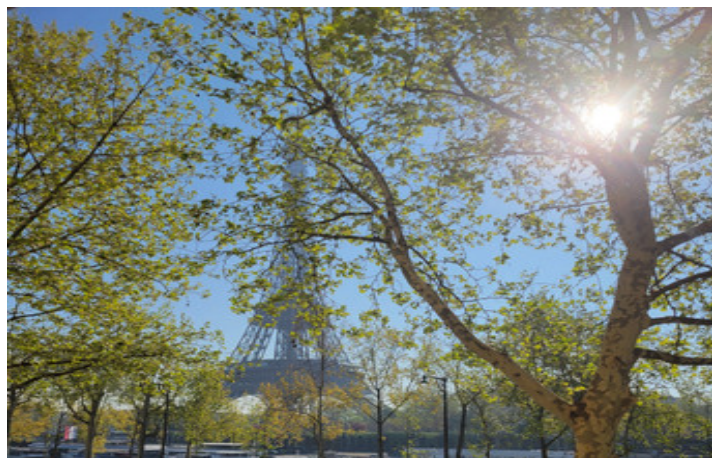


Magnificent 1925 through-flat facing the Eiffel Tower, 162m , double living room, 2 to 3 bedrooms.



INFORMATION

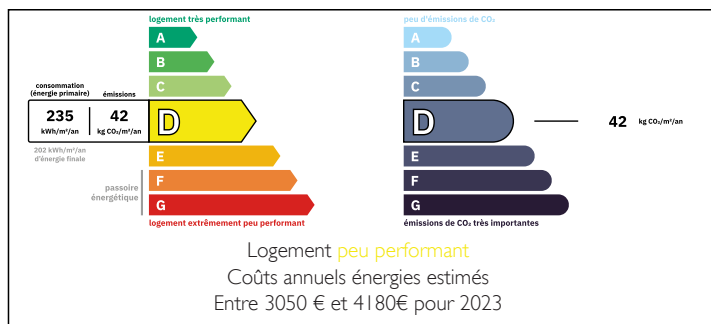
Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	162 m2
Plot Size:	0 m2

IN BRIEF

Rare ! A magnificent flat in a 1925 freestone building, in perfect condition, featuring a double reception room with uninterrupted views on the Eiffel Tower, the Quais de Seine right down the building. An exceptional property in an equally exceptional setting !

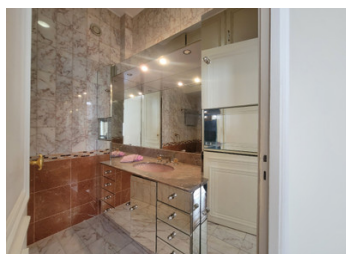


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

75016 - Located on the Avenue de New York, facing the Eiffel Tower and the Seine, Leggett Prestige offers this superb 5-room flat on the 1st floor of a perfectly maintained 1925 freestone building, with lift.

General layout :

° The wide, comfortable main staircase leads to the 1st floor, where you will find a vast entrance hall opening via double doors onto the large reception room (39 m²) with its fireplace and three double-glazed windows overlooking the Quais de Seine and the Eiffel Tower. An adjoining lounge or dining room or library also offers a stunning view on the Eiffel Tower.

On the right side of the entrance is the fully-equipped kitchen (Bosch appliances), which opens onto the inner courtyard. Very bright and airy.

Opposite the entrance, a large custom-made oak cupboard/bar cleverly conceals access to the long corridor that leads to the following rooms:

- A bathroom with double wash-hand basin, walk-in shower and WC.

- Separate WC with wash-hand basin.

- Numerous built-in storage cupboards.

- The first bedroom is very bright, peaceful and overlooks the courtyard (14 m²).

- Then there is the very bright, peaceful and cosy master double-sided bedroom, also overlooking the courtyard. It also has its own bathroom with real bath.

All the rooms offer very high ceilings (2.98 m). Herringbone parquet flooring throughout, mouldings and fireplace.