

PARIS VII | Haussmannian Elegance | Corner Apartment | 2 bed, 2 bath | 70m | Exceptional address

EXCLUSIVE



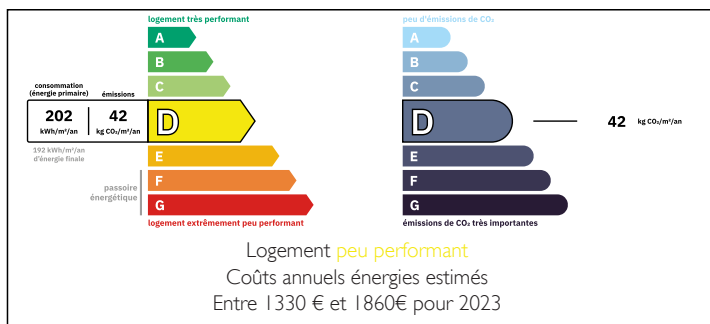
INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	0 m2

IN BRIEF

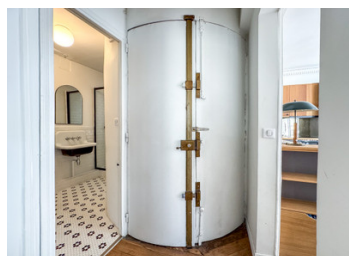
Parisian Elegance and Refined Charm. In the heart of the prestigious 7th arrondissement, discover this 70m² corner apartment, the epitome of Parisian chic, in an 1850 Haussmannian building. Bathed in light from its 8 windows (facing southwest), this exceptional property on the 2nd floor captivates with its period moldings, marble fireplace, and views of the neighborhood's elegant architecture. The optimized layout offers two spacious bedrooms at opposite ends of the apartment, ensuring perfect privacy, as well as two modern bathrooms, each equipped with a toilet. The central living space, with its lounge and convivial kitchen/dining area, is a true invitation to relaxation and entertaining. Optimal comfort thanks to air conditioning and gas radiators. Meticulous renovation blending old-world charm with sophisticated contemporary style. Ideal as a prestigious primary residence or a stylish pied-à-terre in this coveted district.

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

Entrance: 2.02 m²

Kitchen: 14.55 m²

Living Room (Séjour): 20.07 m²

Bedroom 1 (Chambre 1): 9.82 m²

Bathroom (Salle de bain): 5.40 m²

WC: 1.96 m²

Bedroom 2 (Chambre 2): 12.50 m²

Shower Room + WC (Salle d'eau + WC): 3.70 m²

This gives a total Carrez surface area of 70.02 m².

Living in the 7th arrondissement of Paris means choosing an exceptional daily life in the heart of elegance and culture. Stroll along the banks of the Seine, admire the sparkling Eiffel Tower, or visit world-renowned museums such as Orsay and Rodin, all just a few steps away. The district is full of designer boutiques, antique shops, art galleries, and gourmet restaurants that define Paris's reputation. Enjoy green spaces like the Champ de Mars for moments of relaxation. This apartment offers a privileged living environment, combining the calm of a refined interior with the vibrancy of one of the capital's most sought-after neighborhoods. A rare opportunity for a prestigious primary residence, a quintessential Parisian pied-à-terre, or a sound investment.

Co-owned building of 2 units

Provisional annual charges: 2972€

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