

PARIS VII Charming Top-Floor 1-Bedroom – Peaceful Setting Near Rue Cler



INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	0 m2



IN BRIEF

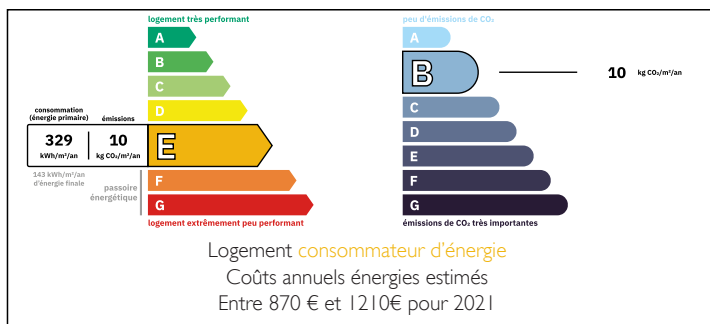
CHAMPS DE MARS - Located on the 5th floor of a well-maintained period building, just steps from the sought-after Rue Cler and its vibrant selection of shops and cafés, this charming 1-bedroom apartment offers a calm and pleasant living environment overlooking a peaceful courtyard.

With a surface area of 42 sqm (Carrez Law) and 47 sqm total floor space, the apartment includes an entrance hall leading to a bright living room with an open, fully equipped kitchen, a mezzanine sleeping area with an en-suite bathroom, and a separate toilet.

The apartment is in good general condition, though a light refresh would enhance its full potential.

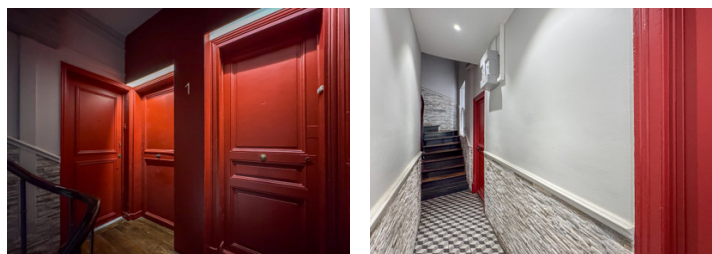
An excellent opportunity in one of the most desirable areas of Paris' 7th arrondissement – ideal as a pied-à-terre, primary residence, or investment.

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 foncière: 849 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The 7th arrondissement is one of Paris' most prestigious and iconic districts, nestled on the Left Bank of the Seine. Known for its elegance, heritage, and quintessential Parisian lifestyle, it offers a rare blend of history, tranquility, and refinement.

Home to world-famous landmarks such as the Eiffel Tower, Les Invalides, the Musée d'Orsay, and the Champ de Mars, the area also boasts wide, tree-lined avenues, stunning Haussmannian buildings, and a serene residential feel.

A true gem within the district, Rue Cler is a vibrant pedestrian street known for its gourmet food shops, charming cafés, and lively yet village-like atmosphere.

Highly sought-after by families, diplomats, and international buyers, the 7th offers excellent schools, proximity to cultural institutions, and a prestigious address in the heart of Paris.

Co-owned building of 3 units
Provisional annual charges: 1600€

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