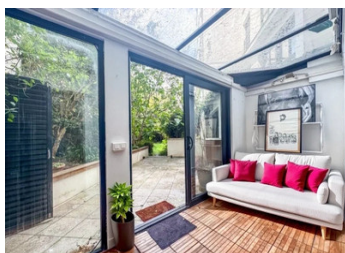


Paris 15th – Saint-Charles / Grenelle – 130 sqm Family Apartment with 150 sqm Garden – Near Champ de Mars



INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	4
Bath:	2
Floor:	150 m ²
Outside Space:	175 m ²



IN BRIEF

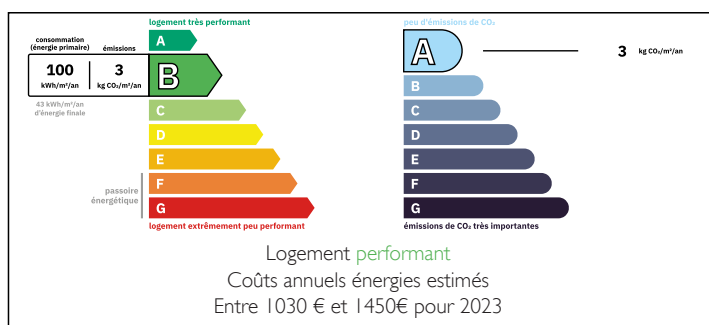
RUE VIALA – Rare Family Apartment with Garden in Paris

Near the Champ de Mars and shops, LEGGETT Immobilier presents this unique 130m² elevated ground-floor apartment with a private entrance in a modern 2010 residence. Offering total privacy, it features a 31m² terrace and a 150m² private garden – a rare find in Paris.

The apartment includes a spacious living room with a veranda opening onto the garden, a semi-open kitchen (fully openable), a master suite with dressing and en-suite, three additional bedrooms, a shower room, guest WC with laundry, and ample storage. A cellar completes the property.

Set in a quiet area, this home-like apartment is ideal for families, close to top schools, including the bilingual Jeannine Manuel, shops, and excellent

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

Surface Area (Carrez Law):

Entrance + Closet: 8.63 m²
Living Room: 35.40 m²
Bedroom 1: 14.43 m²
Walk-in Closet: 5.07 m²
Bathroom: 4.83 m²
W.C. 1: 1.89 m²
Bedroom 2 + Closet: 14.22 m²
Bedroom 3 + Closet: 11.82 m²
Bedroom 4 + Closet: 9.42 m²
Kitchen: 11.57 m²
Shower Room: 2.78 m²
W.C. 2: 2.91 m²
Hallway + Closet: 7.07 m²

Total private surface area of the unit: 130.04 m²

Non-Carrez Surface Area

Veranda: 8.54 m²
Garden: 175.00 m²

LOCAL TAXES

Taxe foncière: 2820 EUR
Taxe habitation: EUR

NOTES

The Grenelle - Saint-Charles District: A Haven of Peace in the Heart of Paris
Prime Location on Rue Viala
Rue Viala, located in the Grenelle district of the 15th arrondissement, connects Place Marcel-Cerdan to Rue Saint-Charles. This quiet street perfectly embodies the village spirit that characterizes this residential area, highly sought after by Parisian families.

An Exceptional Family District

Grenelle-Saint-Charles stands out for its peaceful atmosphere and distinctive residential character. A former village annexed to Paris, the district has managed to preserve its identity while benefiting from the advantages of the capital. Tree-lined streets, upscale buildings, and numerous green spaces make it a prime territory for families seeking quality of life and tranquility.

Educational Excellence in Immediate Proximity

The area benefits from an exceptional educational