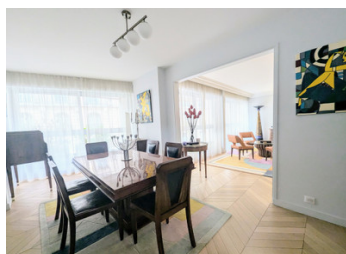
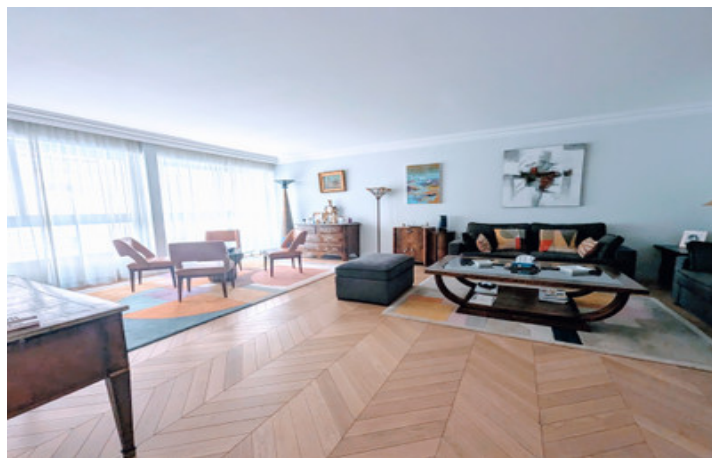


Paris 7th district Near Alma, 163 sqm, 4 bedrooms, large living room, separate kitchen, 2 bath



INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	4
Bath:	3
Floor:	164 m2
Plot Size:	0 m2

IN BRIEF

Paris 7th arrondissement, on a quiet, wide street with little traffic, a through apartment , 163 sqm comprising 6 rooms, refurbished in 2022.

A large entrance hall leads to a 40 m² living room, a separate fitted kitchen and a dining room. A corridor leads to 4 bedrooms with garden views, 2 bathrooms and a separate WC. The apartment is located near Rue Saint Dominique, three mini-markets, two bakeries, and numerous shops of all kinds.

Public schools are just a few minutes away, including nursery, primary, middle, and high schools. Private schools include Alma and La Rochefoucauld.

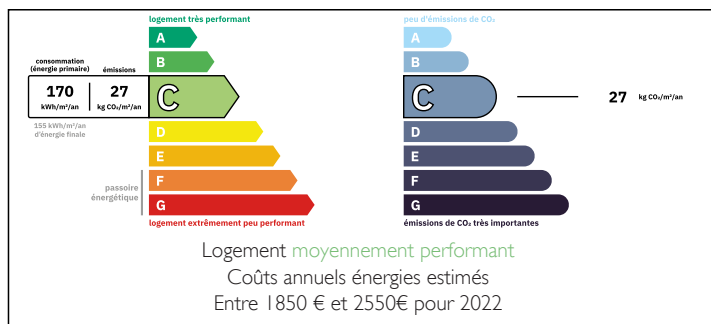
Close to numerous bus lines (92, 80, 63, 42, 69), Metro Alma line 1, RER C, Invalides line 8 and line 13. Quiet neighbourhood, numerous embassies and ministries, museums, close to the Eiffel Tower.

Entrance hall 11.5 m²

Kitchen 14 m²

Living room...

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

Paris's 7th arrondissement, near the Pont de l'Alma bridge and the Gros Caillou shopping district, Leggett Immobilier is offering a 6 rooms apartment. Renovated in 2021, and in perfect condition, this family apartment offers you 163 sqm of living space, located in a modern residence.

A large entrance hall leads to a spacious living room and an open dining room. the entire space features herringbone parquet flooring and the walls are white, a simple and elegant decor that will be easy to match with any style of furniture.

The entire street side of the apartment is open with sliding windows and windowsills with large window boxes and looks out a beautiful Haussmann- style building, such as the attenant large separate kitchen.

The layout is optimized, with the sleeping area well separated from the living space.

A corridor leads to 4 bedrooms (17m2, 13m2, 12 m2 and 11m2) each with views over the quiet, tree-line garden owned by residence.

The master bedroom has its own bathroom with double sinks, a separate toilet, and an adjoining custom-built dressing room.

The hallways and corridors are fitted with custom storage space and doors providing access to a bathroom, a shower room and a separate WC.

The apartment's plan is very well designed, comfortable, and well organized for a family whose children can attend one of the many schools in the neighborhood.

La Rochefoucault private school is on an adjacent street, and the public schools, from kindergarten to high school, are well-regarded...

LOCAL TAXES

Taxe foncière: 4241 EUR

Taxe habitation: EUR

NOTES