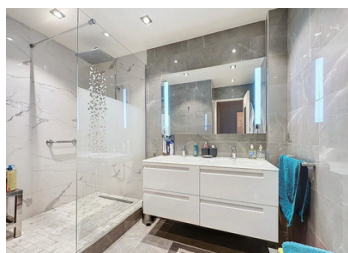
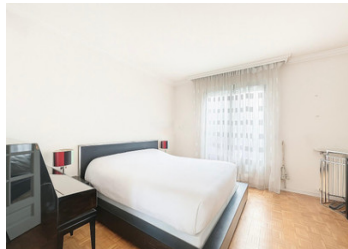
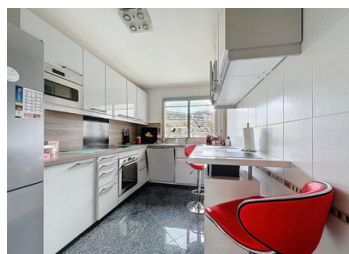


Paris XIX – Secrétan District – 87 sqm Family Apartment + Balcony – Double Parking Option



INFORMATION

Town:	Paris 19e Arrondissement
Department:	Paris
Bed:	3
Bath:	1
Floor:	87 m2
Outside Space:	6 m2



IN BRIEF

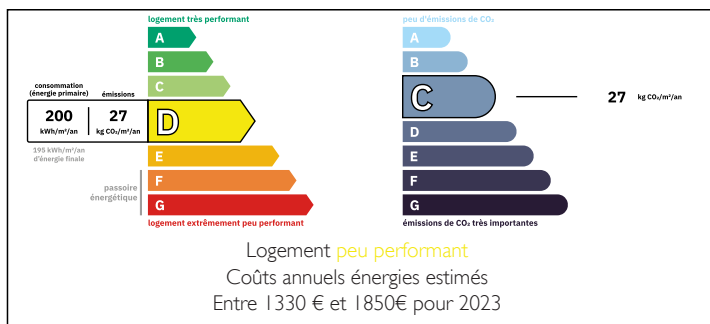
RUE DE MEAUX – In a well-maintained residence built in 1978, discover this bright 87 sqm Carrez family apartment, enjoying triple exposure and a large balcony with open views.

It features an entrance with storage, a fitted kitchen, three comfortable bedrooms, a spacious shower room, a separate toilet, and a large living room opening onto a 6.65 sqm balcony.

A double underground parking space is available for an additional €25,000.

A prime address in the Secrétan district, offering comfort, light, and quality of life.

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

Carrez Surfaces:

Entrance + closets: 6.97 sqm

Kitchen: 8.95 sqm

Corridor: 3.50 sqm

Bedroom 1 + closet: 10.30 sqm

Bedroom 2 + closet: 12.79 sqm

Bedroom 3: 14.30 sqm

Shower room: 5.06 sqm

WC/laundry : 2.50 sqm

Living room: 22.65 sqm

Total living space: 87.02 sqm Carrez

Annex: Balcony 6.65 sqm

Option: Double underground parking (€25,000)

Secrétan District – Rue de Meaux

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

Located in the 19th arrondissement, the Secrétan district is known for its dynamism and family-friendly atmosphere. Rue de Meaux stands out for its peaceful residential setting, close to shops and transport links.

A pleasant lifestyle

The neighborhood offers an ideal balance between local life, daily shops, markets, cafés, and restaurants, while being just steps from Buttes-Chaumont Park, one of Paris' green lungs.

Educational excellence

The area is served by several well-regarded schools, from kindergarten to high school, as well as higher education institutions nearby (art schools, universities).

Iconic landmarks nearby

Within minutes: Buttes-Chaumont Park, Cité des Sciences et de l'Industrie, Ourcq Canal, and Philharmonie de Paris. A rich cultural and natural setting, perfect for an urban lifestyle.

NOTES