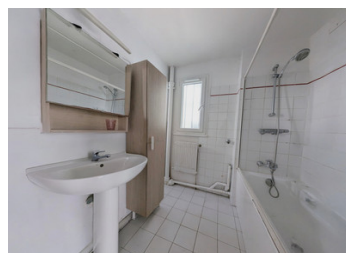
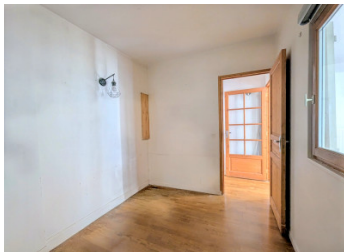


7th arrondissement, Paris / near Rue Cler / a bright 2-room apartment (38 sq. m.) / in need of renovation



INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	38 m2
Plot Size:	0 m2



IN BRIEF

(langue détectée)

Intervertir les langues source et cible

Sélectionner la langue cible. Langue actuellement sélectionnée :

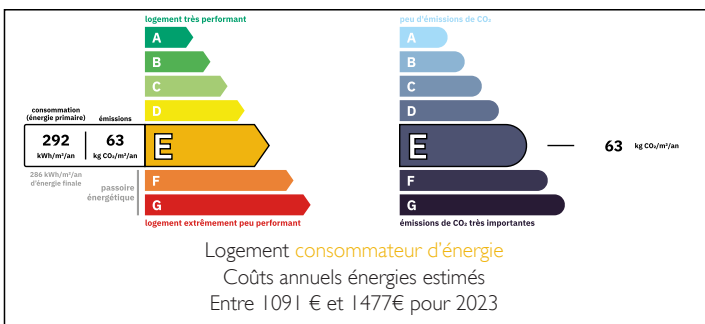
anglais

(américain)

Texte source

A Paris 7 eme arrondissement, tout près de la rue Cler connue pour ses commerces de bouches et ses restaurants, Leggett immobilier vous propose un appartement lumineux de 2 pièces avec une cuisine séparée et une grande salle de bain. Situé au deuxième étage, orienté Sud, ses 3 grandes fenêtres en doubles vitrages apportent beaucoup de lumière dans la pièce principale. C'est un appartement avec beaucoup de potentiel car il y peu de murs porteur et d'autres dispositions sont possibles.

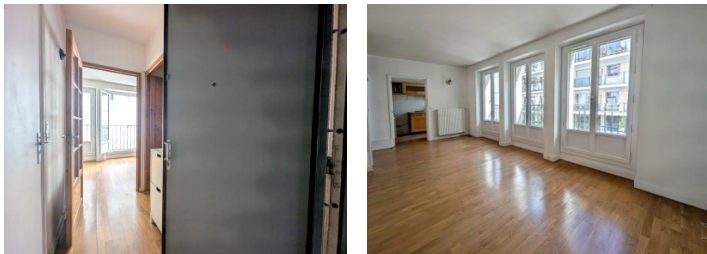
ENERGY - DPE



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.

sur les murs côté de l'entrée, donnant sur la cage des escaliers et une petite terrasse. Les prix incluent les frais d'agence.



DESCRIPTION

Paris's 7th arrondissement, a central Paris neighborhood known for its many monuments and beautiful buildings, is also the greenest neighborhood in Paris, thanks to the Champ de Mars park and the Esplanade des Invalides, as well as its many small public squares and a few large private ones. It is a tourist-friendly neighborhood but also very family-oriented around Rue Cler in the Gros Caillou area, where there are many public and private schools. It is also a commercial hub of the neighborhood, featuring small shops of all kinds across every sector, such as restaurants, cafés, tobacco shops, grocery stores, hardware stores, locksmiths, shoemakers, clothing and shoe brands, perfume shops, lingerie stores, toy shops, jewelry stores, bookstores, florists, dry cleaners, and more. It is here that Leggett Immobilier presents this property in a late 18th-century building featuring an antique double wooden front door with brass handles typical of Parisian buildings secured by a code. Upon entering, the lobby is secured by an intercom. Opposite this entrance, an antique double-glazed door opens onto a small entryway where the staircase leading to the apartment is also secured by a code-locked door and is very quiet. On the second floor, accessible via a wide staircase with blue-gray painted wood paneling, is a 38-square-meter apartment comprising a 16-square-meter living room, generously lit by three south-facing double-glazed windows.

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

NOTES