

## PARIS XI - NATION - 4-room apartment of 74 sqm with 6 sqm south-facing balcony and elevator



## INFORMATION

Town:	Paris 11 <sup>e</sup> Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	74 m <sup>2</sup>
Outside Space:	7 m <sup>2</sup>



## IN BRIEF

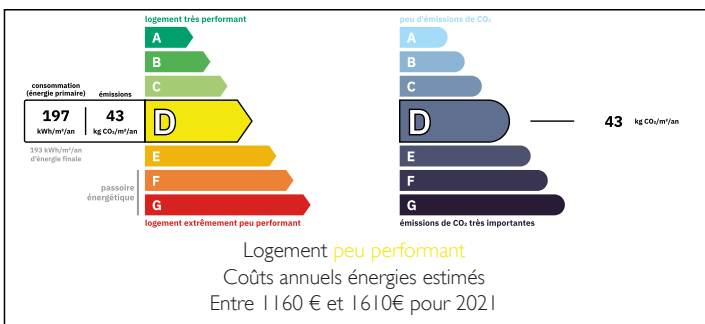
RUE DES BOULETS – Just a short walk from Place de la Nation, LEGGETT Immobilier is pleased to present this 74 sqm apartment located on the 6th floor of a well-maintained building with elevator.

Bright and airy, the property benefits from a pleasant 6 sqm balcony, providing a valuable outdoor extension to the living space. The layout includes an entrance hall, a spacious double living room, a separate kitchen that can easily be opened onto the living area, two bedrooms, a bathroom with WC, a separate WC, a dressing room, and ample built-in storage.

Refurbishment works are to be expected, offering the opportunity to redesign the space and fully unlock the property's potential.

A large cellar is included. A secure gridded parking box is available at an additional cost.

## 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

Located in the highly sought-after Nation district, in the heart of Paris's 11th arrondissement, Rue des Boulets offers the perfect balance between vibrant city living and residential comfort.

Renowned for its lively atmosphere and authentic Parisian charm, the neighborhood benefits from an abundance of local shops, cafés, restaurants, markets and everyday conveniences, all within walking distance.

Just a few minutes away, Place de la Nation serves as one of Paris's major transport hubs, providing quick access across the capital through multiple metro, RER and bus lines. This exceptional connectivity makes the area particularly attractive for professionals, families and investors alike.

The neighborhood also enjoys close proximity to schools, cultural venues, green spaces and leisure facilities, contributing to an enjoyable and practical lifestyle.

Combining excellent transport connections, a dynamic local scene and strong long-term appeal, the Nation district has become one of the most desirable residential areas on the eastern side of Paris.

Offering both convenience and quality of life, Rue des Boulets is a highly sought-after address for those wishing to experience the very best of Parisian living.

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Co-owned building of 2 units  
Provisional annual charges: 4200€

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

## NOTES