

Paris 14 | Alésia | Jewel-box apartment with balcony & open views | 2 pièces 44,6 m

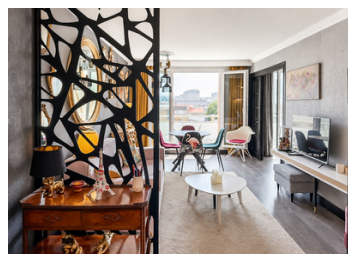


INFORMATION

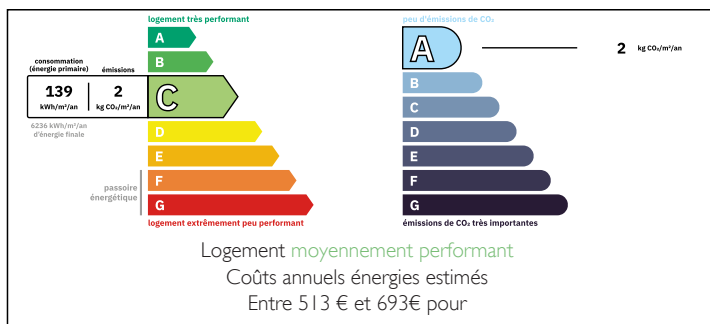
Town:	Paris 14e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	7 m2

IN BRIEF

Located on the sixth floor of a well-maintained residence with caretaker and two lifts, this beautifully renovated (2022) apartment combines contemporary comfort with exceptional natural light. South-facing, it enjoys a sunny balcony with open views over the rooftops of Paris, mature trees and expansive skies. The apartment features an open-plan living room with a fully equipped kitchen, a generously sized bedroom, a modern bathroom and ample built-in storage. Additional features include collective district heating (included in the service charges), excellent sound insulation, recently installed shutters, and the option to purchase an underground parking space separately. The residence also benefited from a façade renovation in 2018. Moments from Rue d'Alésia, local cafés, shops, transport links and Parc Montsouris, this is an ideal primary residence, elegant Paris pied-à-terre or quality investment.



ENERGY - DPE



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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

An apartment for someone who wants Paris on their own terms. A view worth pausing for with a morning coffee or an evening glass of wine. Near enough to reach everything, high enough and quiet enough to come home and exhale.

Some apartments are simply places to live. This one, six floors above the rue d'Alésia, feels a little more like a refuge — a quiet perch above the city, with light and views that change throughout the day.

The building itself is well looked-after: two elevators, tidy common areas, and a caretaker present most days to handle the small things that make daily life easier.

Inside, the apartment faces south, so the sun moves through it all day. The living space opens onto a long balcony, and this is where the apartment's best attributes shine: treetops, Paris rooftops, and glimpses of the city's elegant older buildings, all under an open sky.

Decorated in a wonderful rich, maximalist style with gilded details and original art by its current owners, the apartment's fine light and layout could similarly support even a zen minimalist approach.

Step outside and you're in one of the more quietly loved corners of the 14th arrondissement, an area long associated with artists, philosophers and an easy, unhurried Parisian joie de vivre.

There's a proper street market close by (Wednesdays and Sundays), along with local bakeries, cafés and everyday shops. The metro (line 4) puts the Jardin du Luxembourg and the rest of central Paris just...

NOTES