

PARIS 13 | Charming one-bedroom flat of 35 sqm | 1st floor | Quiet, on courtyard side

EXCLUSIVE



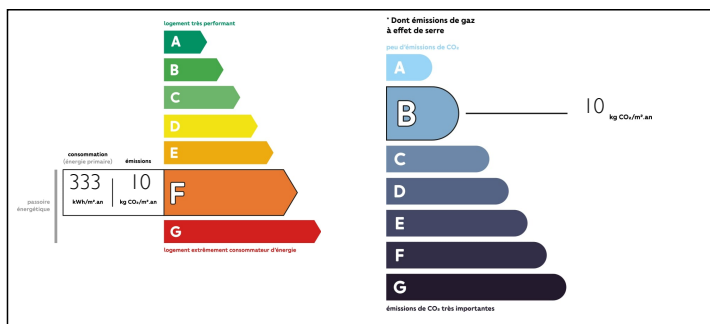
INFORMATION

Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	35 m2
Plot Size:	0 m2

IN BRIEF

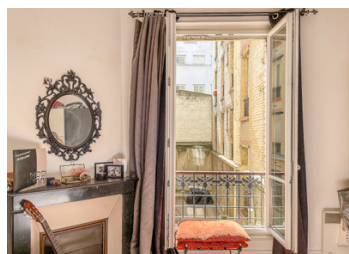
PARIS 13 - Located between metro station Glaciere and Parc Montsouris, this delightful one-bedroom flat is presented by Leggett International. Situated on the 1st floor, overlooking the courtyard, within a beautiful Haussmannian building (please note, there is no lift), this property is in good condition. The 35m2 space exudes charm with its period features, including elegant mouldings, parquet floors, and a fireplace in each room. This serene apartment comprises a main room, a compact yet functional kitchen, a bedroom with a storage area, a shower room, and a WC. The annual charges amount to 908 EUROS. Whether you are a first-time buyer, an investor, or seeking a pied-à-terre, this place is ideal for fulfilling your needs. Embrace the opportunity to create your haven in the heart of Paris, combining classical aesthetics with the convenience of contemporary living.

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.



LOCAL TAXES

Taxe foncière: 828 EUR

NOTES

DESCRIPTION

The apartment is close to shops and the metro line 6, which forms an almost straight east-west trajectory through the heart of Paris. It starts at Charles de Gaulle - Étoile station, located near the iconic Arc de Triomphe and Champs-Élysées

The 13th arrondissement of Paris is a vibrant and diverse neighborhood on the left bank of the Seine. Known for its rich cultural heritage and modern developments, it offers a captivating blend of traditions and modernity. This district is home to a lively Chinese and Vietnamese community, creating an authentic Chinatown with delicious cuisines and exotic markets. Alongside its traditional side, the 13th arrondissement stands out with modern buildings, including the François Mitterrand Library. The Choisy and Bercy parks provide a peaceful escape, while art galleries and street art add a dynamic artistic touch. A unique place for an authentic and multifaceted Parisian experience.

Co-owned building of 1 units
Provisional annual charges: 908€

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