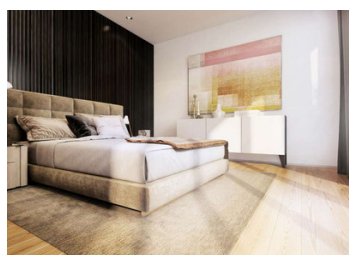
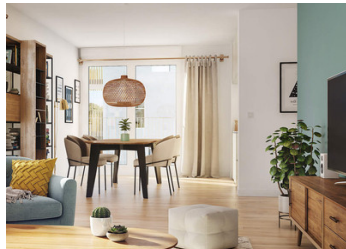
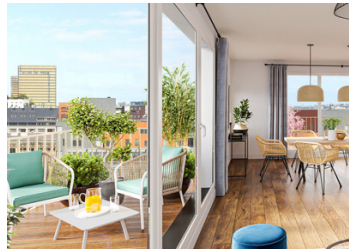


Paris 13, Bibliothèque F. Mitterrand, new nature inspired, 3-bedroom flat + balcony



## INFORMATION

Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	81 m2
Outside Space:	20 m2

## IN BRIEF

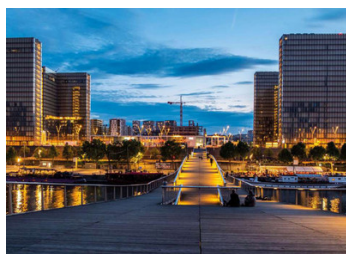
Paris 75013 – Bibliothèque François Mitterrand (BNF). 3-bedroom flat - 81.27 m<sup>2</sup> + 20.32 m<sup>2</sup> for 2 balconies. Floor plan available. Inspired by nature, the two buildings, Plant House and Tree House, are at the heart of the Tech-city district, a stone's throw from the left bank of the Seine. An unique opportunity for this bright high-end apartment, it offers a 91.43 m<sup>2</sup> weighted area (an open living room/kitchen space, 3 bedrooms, 1 bathroom, 1 shower room) framed by large floor to ceiling bay windows. The wrap-around balcony, furnished with built-in gardens creates a private green oasis from urban life. The 4th floor property is quiet, with a well-designed living space and home automation system offering all the comfort of an ultra-modern residence, ready to move in by June 2025. It also includes customised storage space, and parking.

## 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

### APARTMENT DETAILS:

Rooms: Living Room/Kitchen (24.72 m<sup>2</sup>), Bedroom 1 (11.61 m<sup>2</sup>), Bedroom 2 (9.21 m<sup>2</sup>), Bedroom 3 (10.93 m<sup>2</sup>), Shower room/WC (3.53 m<sup>2</sup>), Bathroom (4.33 m<sup>2</sup>), WC (1.94 m<sup>2</sup>)

Weighted area 91.43 m<sup>2</sup> = 12473 euros/m<sup>2</sup> ; Total 101.99 m<sup>2</sup> = 81.27 m<sup>2</sup> Carrez law + 10.42 m<sup>2</sup> balcony 1 + 9.90 balcony 2; Annex(es): parking.

Ref: Apartment No 401A, parking space No 13A.

Furnished rental potential of about 2185 €/month.

### BUILDING DETAILS:

Designed to bring nature to an urban setting, Alguésens is spread between two buildings of 12 floors, Plant House and Tree House, each bringing a unique natural perspective. Imagined as a vertical greenhouse, the residents of Plant House can create their own personal gardens on their spacious balconies with built-in planters, as well as take part in a communal garden on the roof and south side of the building. With Tree House, each balcony is equipped with a fiber concrete planter with an automatic sprinkler system programmed for optimal water consumption. Plants (such as paperbark maple, black elderberry, and hazel tree) are selected for their properties of cleaning the air and their adaptation to the Parisian climate.

This property offers all the modern lifestyle essentials, which large bay windows for bright interiors, outside space, parking space, ease of maintenance, bicycle storage room, serenity due to the latest acoustic proofing technology and quality double glazed windows, personalized fittings including flooring and bathroom fixtures combining quality and design, enhanced security with access protected by videophone, digital entry code system &...

## NOTES