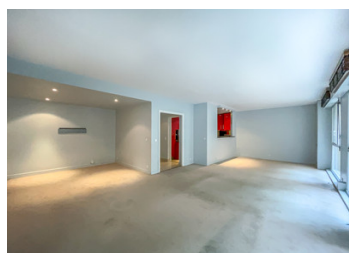


Paris 7 eme Invalides 105 sqm apartment, prestigious address, large living room of 40 m2, 2 bedrooms



## INFORMATION

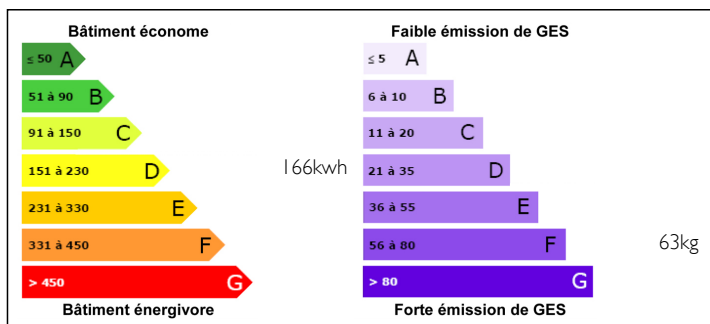
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	105.4 m2
Plot Size:	0 m2



## IN BRIEF

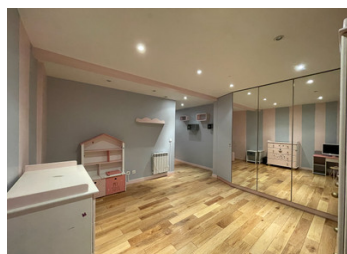
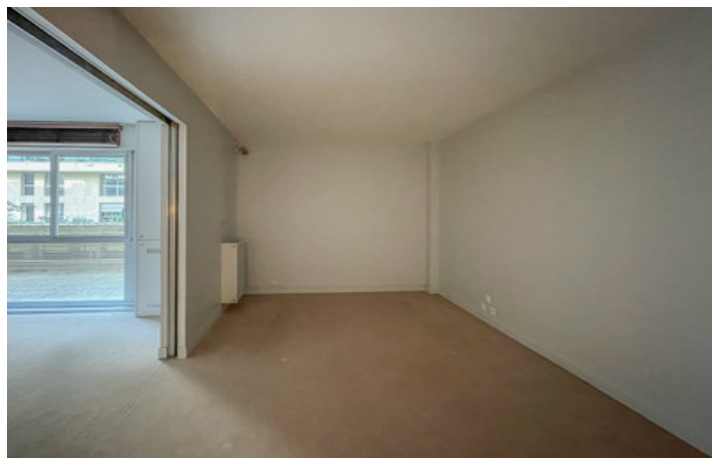
In a highly sought-after street in the 7th arrondissement, this apartment is located in a modern, well-kept condominium with garden. You'll be welcomed into a large living room with large bay windows overlooking a garden, with a large, well-equipped open kitchen. With 2 rooms of over 15 sqm and two bathrooms and 1 fitted dressing room, this apartment offers plenty of space right from the entrance. A sense of calm in a peaceful, comfortable and discreet setting. ECD class D. Collective hot water heating The residence has a secure underground parking lot with a permanent janitor. Varenne station on line 13 is a two-minute walk away, RER Invalides 10 minutes and Montparnasse station 2 metro stops away. Le Bon Marché is 10 minutes away, and you'll find a wide range of shops in rue du Bac and rue de Bourgogne, as well as several schools up to lycée. Close to the Rodin Museum...

## 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

You'll find peace and quiet in this spacious apartment with bay windows opening onto a 40 sqm living/dining room overlooking a leafy garden. Located on a prestigious street in the 7th arrondissement, the residence is modern and well-built. On arrival, the architecture features a large, elegant building entrance, like a bright waiting room, with bay windows overlooking a garden. The common areas are wide enough to access your apartment.

The 106 sqm apartment faces east, and the bay windows in the main room open onto a large garden.

The main room is a 40 sqm living space with a dining area and a large open kitchen. Sliding doors open onto a 14 sqm room adjoining a bathroom with double basins and access to a custom-made dressing area that joins the apartment's entrance. Another large room of 18 sqm is served by the same entrance. The fully-equipped kitchen opens onto the living room, adding a further 7 sqm to the living area.

Charges 1037 euros per quarter, including heating and hot water (also including charges for basement garage).

Energy class D, radiator on collective heating, the building is connected to the CPCU. Controlled mechanical ventilation.

The condominium by-laws allow the use of the building by freelancers.

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Co-owned building of 100 units  
Provisional annual charges: 4100€

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

## LOCAL TAXES

**Taxe foncière: 2136 EUR**

## NOTES