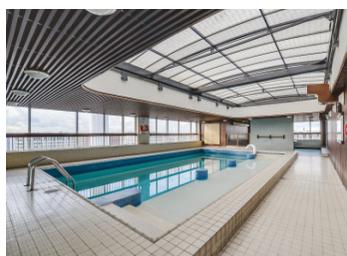
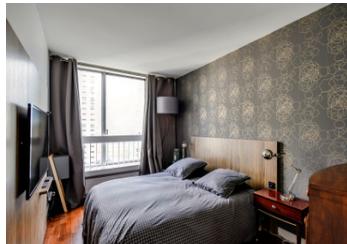


Superb 98 m<sup>2</sup> flat with breathtaking views located just a stone's throw from the Quais de Grenelle - 15th arron

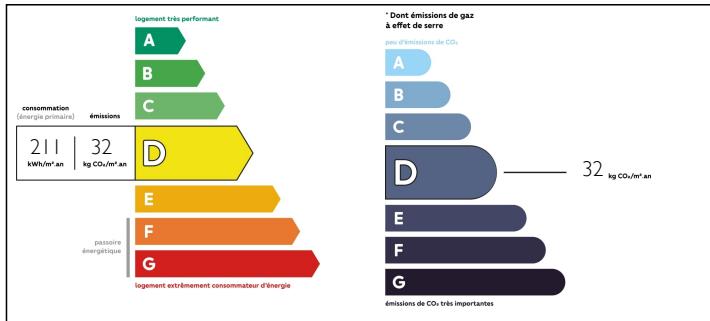


## INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	98 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

Leggett Immobilier International offers you this exceptional 98 m<sup>2</sup> apartment ideally located in the Tour Evasion 2000, an architectural feat of the highest standard, with well-maintained communal areas, 24-hour concierge service, high security, double lift, rooftop terrace and swimming pool. Located on the 12th floor, it offers constant light and panoramic views. The flat is in very good condition, with spacious rooms, high ceilings and quality materials. It is composed of a large, bright living/dining room with an excellent view that could be converted into a third bedroom, an open-plan fitted kitchen, two bedrooms, a dressing room, a very attractive bathroom and plenty of storage space. A cellar completes this property. Close to the quays of Grenelle, there are numerous shops, the Beaugrenelle shopping centre and many well-known restaurants.

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

15th Arrondissement - Beaugrenelle district - Ideally located in a quiet district with excellent transport links to the metro and bus routes, just a stone's throw from the Eiffel Tower, this beautiful flat is full of charm!

The district is served by the Javel station, three bus lines (42, 70 and 88) and a metro line (10). There are also five self-service bicycle stations.

Magnificent double living room of almost 47 m<sup>2</sup> that could be converted into a bedroom

Equipped open-plan kitchen measuring almost 7 m<sup>2</sup>

A large 3 m<sup>2</sup> dressing room

14 m<sup>2</sup> master bedroom

A second 11 m<sup>2</sup> bedroom

A superb 6 m<sup>2</sup> bathroom

A separate toilet.



## LOCAL TAXES

Taxe foncière: **1398 EUR**

Beaugrenelle is a very dynamic, urban district in the 15th arrondissement of Paris, covering an area of 0.5 km<sup>2</sup>. It has many green spaces, including Square Pablo Casals and Square Bela Bartok. Nearby is the Square Béla Bartók, home to Jean-Yves Lechevallier's Cristaux fountain, now maintained by the City of Paris using natural, environmentally-friendly methods. From an economic point of view, this is a very busy district with a large number of shops.

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Estimated annual charges : 8152 euros

Property tax : 1398 euros

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

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Co-owned building of 3 units  
Provisional annual charges: 8152€

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