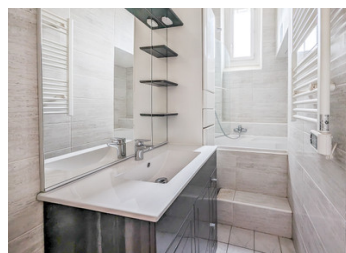
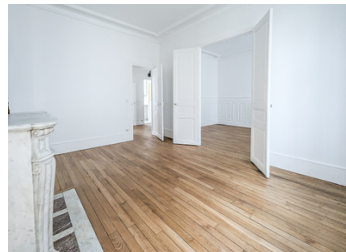


Paris 7th Ecole Militaire apartment 60 m2 double living room, 1 bedroom, parquet.



## INFORMATION

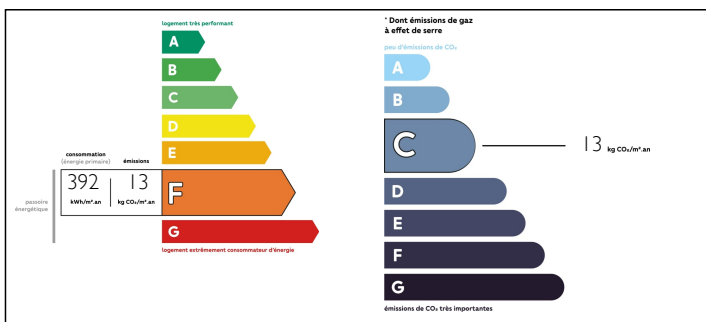
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	0 m2



## IN BRIEF

In the prestigious Paris 7th arrondissement, near Ecole Militaire, this delightful 60m<sup>2</sup> apartment is situated on the 3rd floor of a stunning Haussmann-style building with a charming facade. Nestled on a serene tree-lined avenue, the apartment boasts a tranquil courtyard view and offers a cross-shaped layout centered around a beautiful entrance foyer. It features a well-appointed kitchen, a cozy bedroom, a modern bathroom, and an inviting double living room. The allure of this property is heightened by its classic Haussmannian charm, characterized by three exquisite marble fireplaces with decorative overmantels, refurbished parquet flooring, and ornate floral moldings adorning the ceilings. Enjoy a serene ambiance within the building, complemented by a discreet glimpse of Ecole Militaire. Situated in a well-maintained building of high standing, amenities include a digicode entry and carpeted staircase. Conveniently located near public and private schools, a bustling pedestrian

## 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

In Paris, in the 7th arrondissement, between Champ de Mars and Invalides, Leggett immobilier presents a charming, renovated 60 m2 apartment in a Hausmann building.

The area is well served by a large number of buses, and the "Ecole Militaire" metro station is just a few meters from the building. There's plenty of shopping in the area, with nearby Rue Cler offering a vast choice of shops and restaurants, from prestigious luxury brands to budget brands.

The 7th arrondissement is a popular tourist area for museums such as the Musée du Quai Branly, the Musée d'Orsay, the Musée des Invalides and, of course, the Eiffel Tower. It's also the capital's greenest arrondissement, thanks to its many parks, squares and indoor and private gardens. This is the district of beautiful 18th-century mansions on the Invalides side, Haussmannian avenues and small shopping streets on the Gros Caillou side.

Translated with DeepL.com (free version)

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Co-owned building of 92 units  
Provisional annual charges: 2000€

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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: 1050 EUR**

## NOTES