

75015 | Convention | Chic 2 bed apartment | 77m | S. facing | international schools | 2 terraces

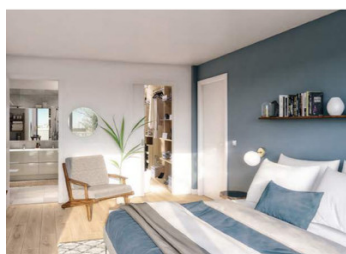


INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	77 m2
Outside Space:	14 m2

IN BRIEF

Paris 75015 – Convention - 2 Bed apartment; 77m2 + 14m2 of outside space (see plan). Just a stone's throw from Square du Clos Feuquières and within walking distance of two international schools (Jeanine Manuel & Camille See) this bright high-end, first-floor apartment has floor to ceiling windows, a terrace and a balcony. Built to the highest environmental standards, this turn-key, quiet, mobile connected smart home is designed to optimise space and ready to move in for spring 2024. A well-proportioned entrance of 8m2 leads to your main living space of 32m2 including your open plan read-to-be fitted kitchen with access to your main south facing terrace of 9m2. Two bedrooms of 12m2 and nearly 13m2 have independent access to a second terrace and share a modern bathroom of 6m2 and separate WC with wall-mounted toilet. The apartment is in a Parisian chic new building with select local shops...



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.



NOTES

DESCRIPTION

Ready to move into in 4th quarter 2024, the purchase of this apartment sold off plan comes with economic benefits including reduced 2.7% conveyance fees (compared to 7.7% for built properties), modern sound insulation and high energy efficiency norms (Thermal Regulation [RT] 2012 and Paris Climate Plan) in compliance with the Eco-Label housing quality standards (NF). You also benefit from the exemption of property tax for the first 2 years, a delivery guarantee ensuring the completion of a new building, a 10-year construction guarantee, a 2-year guarantee on equipment (radiators, doors... etc.) and finally a perfect construction guarantee covering minor damage that may appear during the first year. These elements ensure comfort and lasting peace of mind while away, there are no major renovations or upgrade work to be undertaken in the residence.

This superb Paris property offers all the modern lifestyle essentials, contributing to the enjoyment of your stay: ease of management and maintenance, peacefulness due to its location in the courtyard, its acoustic screed and quality double glazing, large bay windows with balconies for bright interiors, enhanced security with access protected by videophone, digital entry code system, electronic badges and armoured door, controlled monthly charges of about 2.50 €/m2/month including central heating - water - maintenance of common areas, high speed fibre optic internet, greener surroundings with landscaped gardens, positive impact on the environment by preserving natural resources through reduced energy consumption.

Area details : living area 77.28m²; terraces 8.76m² & 5.27m² ; total...