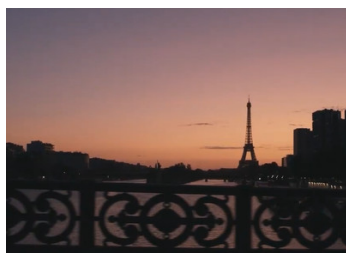
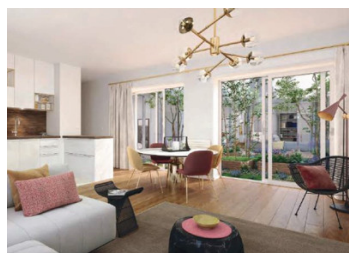


75015, Vaugirard; New intelligent 4 bed/3 bath, double exposure 125m2 apartment (see floor plan) + 68m2 terraces, delivery spring 2024, bright, modern and optimized, on 5 and 6th...



INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	4
Bath:	3
Floor:	125 m2
Outside Space:	68 m2



IN BRIEF

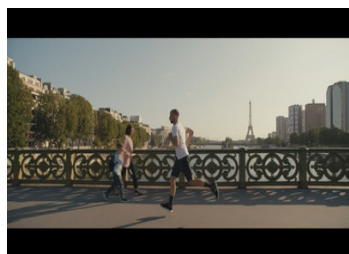
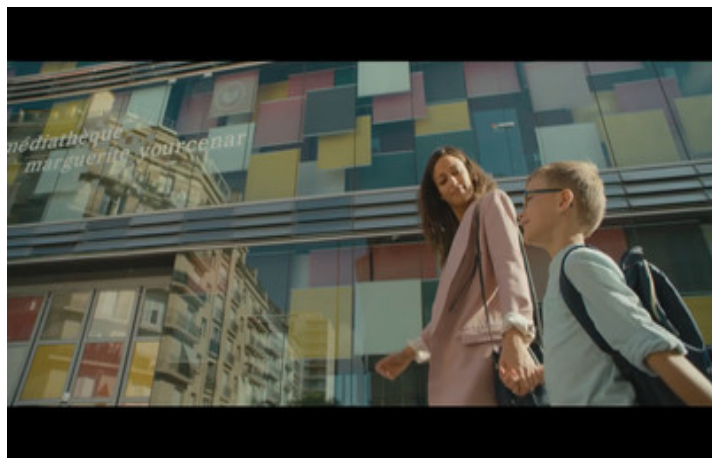
Paris 75015 - Convention - 4 Bed / 3 Bath ; +125m2 + 68m2 of terrace over 2 floors south facing and perfect for sunbathing; Check floor plan & 360 views and video - a stone's throw from square du Clos Feuquières, this fresh new south west facing build quality apartment offering 147m2 weighted area (193m2 private space) ready to move into during the springtime 2024. With optimized space, peaceful and functional (accessibility for people with reduced mobility, home automation system, motorized blinds...), this well designed south western double exposure 5th and 6th floor property offers all the comfort of a cutting edge residence with lift, minutes from the historical and vibrant surroundings of Rue Convention in the city's Quartier Saint-Lambert. No holes to fill in or painting to be done for this well proportioned and space-saving apartment with large floor to ceiling bays windows connecting to balconies on both...

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

Ready to move into in 2nd 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.

NOTES

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, 2 parking spaces available in the building for an extra 37000 and 35000 (charging docks for electric vehicles possible), high speed fibre optic internet, greener surroundings with landscaped gardens, positive impact on the environment by preserving...