

Paris 7th, rue de l'Université, charming duplex of 40m<sup>2</sup> in a beautiful old building of the 30s



## INFORMATION

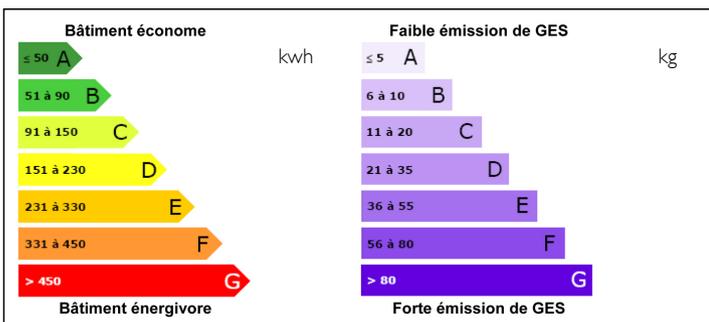
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	40 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Whether you are looking for your future pied-à-terre or for your next investment in one of the most sought after districts of the capitale, you will love the proximity of the Eiffel Tower and the Champs de Mars. This charming two-room duplex apartment, set back from the sidewalk is located on the ground floor of a beautiful building of the 30s. With a superfcy of 40 m<sup>2</sup>, its remarkable ceiling height of nearly 6 meters offers an exceptional volume to both the living space and to the night part. Its southern exposure and its huge bay window provide a nice luminosity. Leggett Immonilier invites you to quickly discover this attractive apartment in good conditions.

## 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 one of the most popular districts of the capital, Leggett Immobilier offers you a beautiful address in the 7th for your future pied-à-terre or investment in the heart of the capitale. Located rue de l'Université, just a 15 minutes walk away from the Eiffel Tower and the Champs de Mars, this charming duplex in good condition, set back from the sidewalk thanks to a small quaint courtyard, is located on the ground floor of a beautiful secured and guarded building of the 30s .

The spacious and bright entrance hall of the building gives access on the right to the apartment which opens onto a small landing. The staircase serves on its left the sleeping area located on the mezzanine with a spacious bedroom area (11,48m<sup>2</sup>) and a bathroom with toilets(4,31m<sup>2</sup>). The staircase also extends on the right to access the large living room with nice typically parisian wooden floor and its adjoining kitchen strategically nestled under the stairs (23,28m<sup>2</sup>)

You will inevitably be seduced both by its incredible ceiling height of nearly 6 meters and by its huge bay window giving to the entire place beautiful volumes and good brightness.

Property tax : 716€

Charges of 448€ per quarter include general building maintenance, elevator, collective heating.

### ABOUT THE 7TH ARRONDISSEMENT

Central arrondissement of Paris by all means, the 7th, partially delimited by the Seine, is bordered by the 6th and 15th arrondissements.

Symbol of Paris and France, it is in the 7th that the...

## NOTES