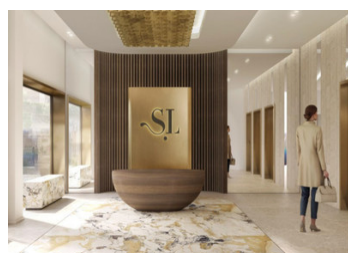
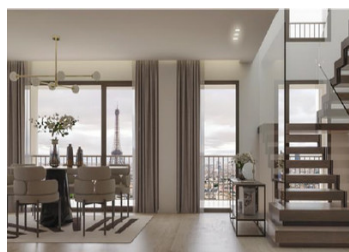


Paris | 103m², 3 bed, 3 bath split level apartment | 51m² terrace | Unobstructed views Eiffel Tower & Seine



INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	3
Bath:	3
Floor:	103 m ²
Outside Space:	51 m ²



ENERGY - DPE



IN BRIEF

75015 Beaugrenelle: 7th/8th floor, 3 bedroom/ 3 bathroom top of the range, split-level apartment of 103m² with a huge terrace of 51m². Enjoy unrestricted views of the Eiffel Tower from this apartment nestled on the border of the 7th and 15th arrondissements. This generously proportioned property boasts floor to ceiling windows facing the world's most distinctive landmark and is a quiet, mobile connected smart home, designed to optimize space. The lower floor features an entrance, leading to an open plan kitchen/dining/living area and a large bathroom. This lower floor boasts more outside than inside space with a fully useable wrap around terrace ideal for entertaining your guests, homeworking or contemplating the enduring fascination with the world's best known landmark. An industrial style staircase leads to the upper floor featuring two bedrooms with integrated storage, a second bathroom and a master bedroom with large closet and its own ensuite bathroom.

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

Your apartment: combines all the essentials of modern urban living with an easy to run home featuring: naturally bright rooms thanks to the full length windows, "Smart Home" tech enabling you to remotely programme, operate and monitor heating/lighting/electric shutters or check your connected letterbox, high speed fibre optic internet and multimedia sockets in all rooms. Calm, comfort and security are assured by modern sound insulation and the latest in double glazing, connection to Paris' own heating and cooling network (CPCU), access protected by videophone, digital entry code system, electronic badges and an armoured door. Enjoy the multiple green spaces designed to help protect the environment, reduce energy consumption, sustain urban ecosystems, recycle rainwater and act as a carbon sink. Residents will also benefit from a menu of conciergerie services and an onsite building manager.

NOTES

Transport : 250m from the Metro station Bir Hakeim (Line 6) ; RER C (rail) is just 400m away (station is Champs de Mars Tour Eiffel) and the nearest station Vélib' (Paris bicycle sharing station) is 300m.

Parking is available to residents in the neighbouring building.

Schools : Jeanine Manuel International Schools : primary and secondary campuses are just 11 mn by foot.

The area: Located on the left bank of the River Seine and including one of the three Parisian islands, l'Ile des Cygnes (Swan island) – visible from this apartment – where Bartholdi worked and where you can also find one of the Statue of Liberty replicas. This arrondissement includes the lowest...