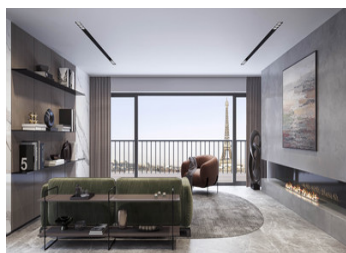
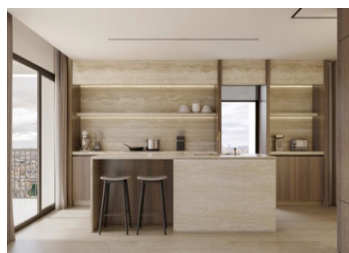


Paris | 3 bed, 2 bath 111m | Modern top of the range apartment | Eiffel Tower views



INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	0 m2



IN BRIEF

75015 Beaugrenelle: 3rd floor, 3 bedroom / 2 bathroom top of the range apartment of 111m² with Eiffel Tower views. This generously proportioned property is a quiet, mobile connected smart home, designed to optimize space and nestled on the border of the 7th and 15th arrondissements. A large open-plan living / cooking / dining space of over 40m² where your guests can enjoy views of the world's best known landmark is accessed via the entrance and corridor. Adjacent to this are two bedrooms each with integrated storage. These two bedrooms feature additional space making full use of the volume afforded by this former industrial building and the natural light from large industrial style windows which make it suitable for homeworking or studying. A first modern bathroom and separate guest toilet are followed by the master suite with its own closet, ensuite bathroom and the same additional work /...

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

Your apartment: combines all the essentials of modern urban living with an easy to run home featuring: naturally bright rooms thanks to the preserved industrial style windows and the floor to ceiling galleries (optional), "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.

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'île des Cygnes (Swan island) – visible from this apartment – where Bartholdi worked and where you can also find one of the Statue...

NOTES