

Paris 75015 | 2 bed, 2 bath 130m | Top of the range chic loft style apartment | views of the River Seine



## INFORMATION

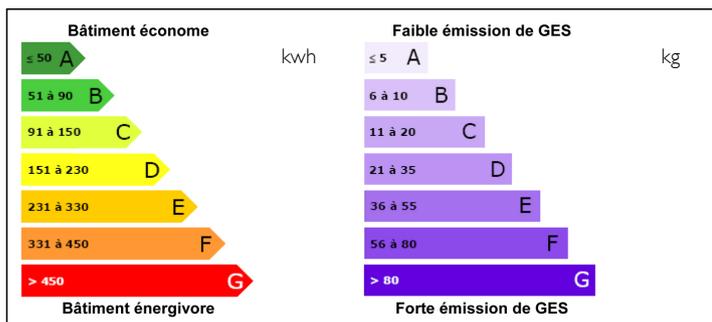
Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	130 m2
Plot Size:	0 m2



## IN BRIEF

75015 Beaugrenelle: 4th floor, 2 bedroom / 2 bathroom top of the range loft style apartment of 130m<sup>2</sup> with views of the River Seine. 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 huge open-plan living/cooking/dining space of over 47m<sup>2</sup> where your guests enjoy views of the River Seine and L'Île aux Cygnes is accessed via the entrance and corridor share by an office/ guest bedroom, utility room, bathroom and guest toilet. The large master bedroom (over 19m<sup>2</sup>) and second bedroom share a second bathroom and have ample fitted storage space. The master bedroom and living room both feature additional spaces which can be incorporated or separated by sliding glass partitions (optional). The volume afforded by this former industrial building makes intelligent use of the natural light from large industrial style windows...

## ENERGY - DPE



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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.

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