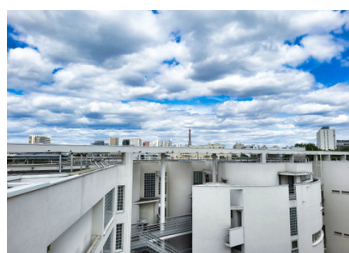
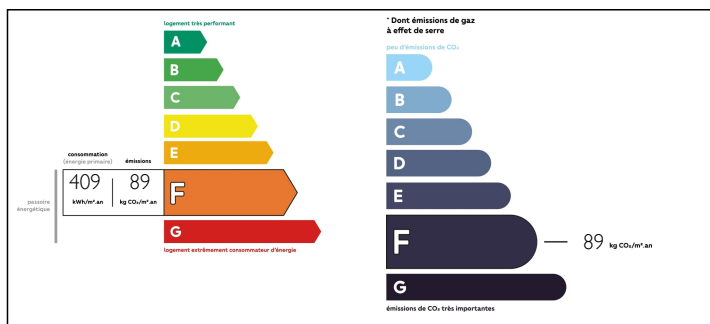


SOLD

EXCLUSIVE



ENERGY - DPE



## INFORMATION

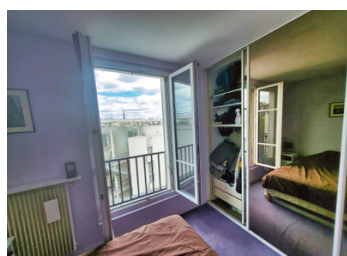
Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	41.36 m2
Outside Space:	3 m2

## IN BRIEF

In Paris' 15th arrondissement, dual aspect 1 bed apartment of 41m² - see virtual tour and plan. On the sixth and last floor of a beautiful 1907 brick building, with elevator and sumptuous communal areas, this light filled North/South facing apartment boasts a partial Eiffel tower view. The hallway leads to a cosy south-facing living room (11m²) with a 3m² balcony. On the opposite side sit a bathroom with WC (4m²), a fully-equipped, furnished kitchen with dining space for two, fitted cupboards and a 10m² bedroom with views of Eiffel's greatest creation. The apartment has a separate office space (4m²) which can be opened to increase the size of the bedroom and a large cellar of 4.5m². The kitchen and bathroom require an upgrade and repainting. A great location with metro access (Balard Line 8) just 160m away, bordering the 35 acre André-Citroën park, bars bistros and multiple offices...

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.



## LOCAL TAXES

**Taxe foncière: 617 EUR**

## NOTES

## DESCRIPTION

Nestled on the top floor of this apartment block in South West Paris, this apartment is very well placed for easy access to the rest of Paris (Just 14\* minutes door-to-door to Concorde or 17\* minutes to Opéra). The apartment sits next to the Parc André Citroën, a former car factory but transformed since 1992 into a huge park featuring huge tropical greenhouses, multiple water features and a tethered balloon giving spectacular views of Paris. Fresh food markets ? Look no further than the "Marché Saint Charles" just 10mn on foot every Tuesday and Friday or, for the Parisian market with the most spectacular views, jump on the Metro and try Saxe-Breteuil market. Culture-wise try the Pasteur Museum, the Bourdelle Museum dedicated to the sculptor Emile-Antoine Bourdelle or for some fun the Aquaboulevard aquatic leisure center, the largest in Europe. The Parc des Expositions (exhibition centre), the largest in France and the new Beaugrenelle shopping centre featuring a Galleries Lafayette department store, 100+ other designer restaurants and a multiplex cinema all on the banks of the Seine.

This apartment sits in the administrative district known as Javel, at the top of a 6 storey building completed in 1907 and numbering 22 apartments on a footprint of 278 m².

\*Times are door to door, on foot or by public transport according to Google Maps

Street access is via a digicode with a second digicode with intercom to access the elevator.

Annual Property tax : €617

Heating and hot water...