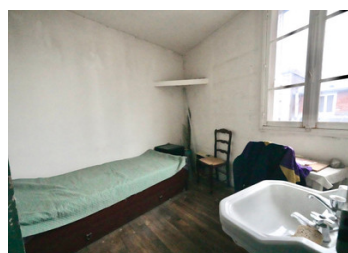
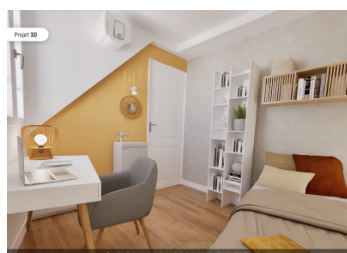


PARIS 7e-DUROC: 7.35m2 maid's room on the 8th floor of a prestigious building, no lift

EXCLUSIVE



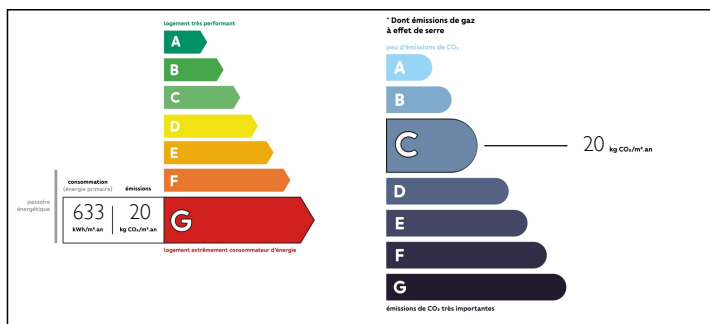
INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	0
Floor:	7 m2
Plot Size:	0 m2

IN BRIEF

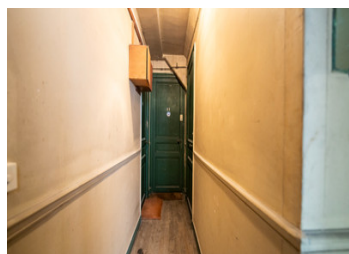
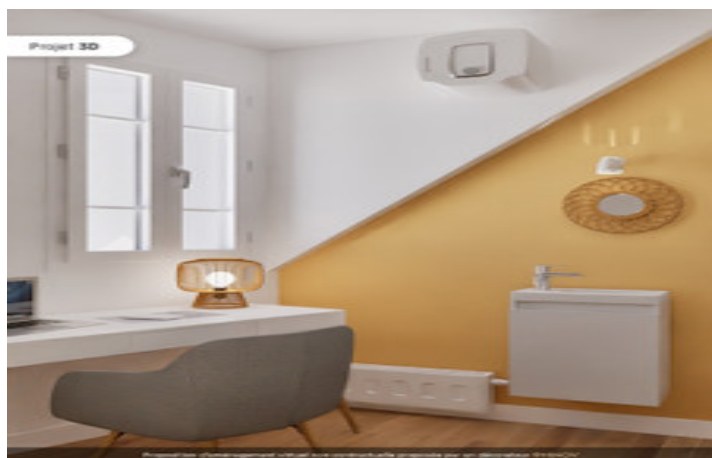
SE facing maid's room to renovate and completely insulate 7.35m2 (19,25m3) on the 8th floor of a luxury building located halfway between the military school and Montparnasse. Oak parquet flooring, single glazing, sink, electric heating. Toilet on the landing. Located between the 6th, 7th and 15th arrondissements, the Duroc district is lively with food shops, boutiques, restaurants and cafes on rue de Sèvres and rue du Cherche Midi, a stone's throw from the Bon Marché and the Grande Épicerie de Paris. It is possible to get around on foot, by bike, by bus or by metro. Secure neighborhood and sought after in particular by students from nearby schools.

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

Maid's room, Paris 7th Quartier Duroc 50m from the Metro

Surface area: 7.35m² (volume: 19,25m³)

Shares: 2/1000

Energy performance diagnosis: G

Quarterly charges: 21 euros Property tax: 165 euros/year

The 7th arrondissement of Paris is one of the city's twenty arrondissements. It is located on the left bank of the Seine, in the center of Paris. Here are some notable points of interest in the 7th arrondissement:

Eiffel Tower: The iconic Eiffel Tower, one of the most famous monuments in the world, is located in the 7th arrondissement. It offers a breathtaking panoramic view of the city.

Champ de Mars: This vast green space extends to the foot of the Eiffel Tower. It is often used for public events and gatherings.

Hôtel des Invalides: This complex houses the Army Museum, dedicated to the military history of France, as well as the tomb of Napoleon Bonaparte.

Musée d'Orsay: Housed in a former train station, the Musée d'Orsay is devoted to Impressionist and post-Impressionist art, with works by famous painters such as Monet, Van Gogh, and Degas.

National Assembly: The Palais Bourbon, seat of the French National Assembly, is also located in the 7th arrondissement.

Esplanade des Invalides: A large open space in front of the Hôtel des Invalides, often used for public events and ceremonies.

Quai d'Orsay: The banks of the Seine offer picturesque walks, and the Quai d'Orsay is home to the French Ministry of Foreign Affairs.

LOCAL TAXES

Taxe foncière: 165 EUR

NOTES