

Paris 15N at the metro Volontaires, charming 2P of 36m2 with nice Eiffel Tower view

EXCLUSIVE



## INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	36 m2
Plot Size:	0 m2

## IN BRIEF

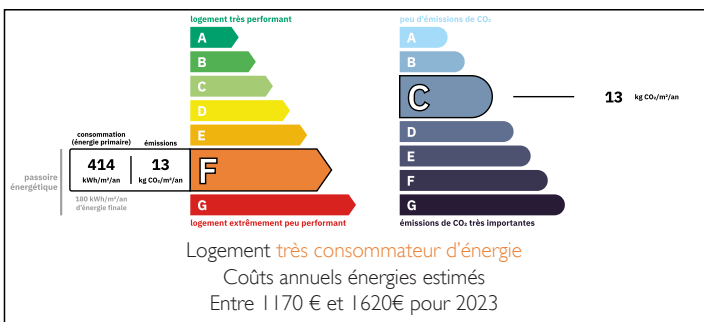
Paris 15N, Rue de Vaugirard- Whether you are looking for your first acquisition, a pied-à-terre or a rental investment, Leggett Immobilier invites you to discover, only a few steps from the Métro Volontaires (Line 12), a charming two-room apartmentpart.

Nestled on the 3rd floor (out of 4) of a small well-maintained stone building, this apartment benefits from a quiet and really nice brightness in the heart of a lively area with many shops and cafes-restaurants.

As soon as you walk through the door, you will be immediately taken by the incredible view of the Eiffel Tower that you can tirelessly admire from one of the two windows of the nice living room (>16m 2); As spacious as pleasant, it is extended by an open and equipped kitchen.

Nice wooden floor and many storage in the apartment, including a large...

## 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

### DETAILS OF AREAS:

Entrance : 2.3m<sup>2</sup>

Living room : 16.19m<sup>2</sup>

Kitchen : 3.85 m<sup>2</sup>

Bedroom 10.2m<sup>2</sup>

Shower room with toilets : 3.4m<sup>2</sup>

23 co-owners sharing 993 tantièmes.

Small well-maintained condominium; The principle of roof renovation with thermal insulation, as well as facade (Street and Court) voted at the AG of December 2024 while the technical and financial solution will be voted at the next Assembly.

Quota: 36/993 tantièmes

Current expenses 2022: 964€

Current expenses 2023: 752€

Call for funds Q1 2025: 290.94€

Property tax 2024: 824€

Individual electric heating

Double glazing

DPE F

## LOCAL TAXES

Taxe foncière: **824 EUR**

## NOTES

### INFORMATION ON THE NEIGHBOURHOOD:

Excellent public transport connections by subway: Volontaires (L12) only 180 meters away, not to mention Sèvres-Lecourbe (L6) at +/- 10mins walk and Ségur (L10) at +/- 15mins walk

Excellent public transport also by bus:

The lines 39, 62, 70, 80, 88 and 89 all have a stop within walking distance from the apartment.

Many shops and restaurants nearby.

From Aldi to Monoprix through Naturalia, there are many options for food shopping in the area.

Swimming pool Blomet 5 minutes walk

### INFORMATION ABOUT THE DISTRICT :

The 15th Arrondissement, located on the left bank of the Seine, includes one of Paris' three islands, Ile aux Cygnes, where Bartholdi worked and on which one of the 4 replicas of the Statute of Liberty stands. The Tour Montparnasse, with its panoramic platform, stands at the heart of what was in the 1920s, the center of Paris's intellectual and artistic