LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42284LNU75 Price: 1 325 000 EUR

agency fees to be paid by the seller

75016, Paris, high-end apartment (4 rooms - 3 bedrooms) on the 3rd floor offering 87.4m2 + balcony 5.3m2















INFORMATION

Town:	Paris
Department:	Paris
Bed:	3
Bath:	2
Floor:	87 m2
Outside Space:	5 m2

IN BRIEF

75016, Paris, high-end NS facing apartment (4 rooms - 3 bedrooms - 3 bathrooms - see floor plan) offering 87.4m2 + 5.3m2 balcony, bright & ultra-modern with optimized space ready to move in 4th trimester 2028, situated on the 3rd floor of a modern building, in the heart of Paris in 16th arrondissement, an ideal location a few minutes from Eiffel Tower, perfect for families and working professionals.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Functional and resolutely created for a '21st-century' lifestyle, a unique opportunity as no one has ever lived in this well-proportioned turnkey apartment designed without loss of space. Eco-designed and quiet due to its location, it comprises a welcoming entrance hall leading to a beautiful spacious living room with a kitchen area harmoniously delimited by the floor in respect of volumes and perspectives, 3 bedrooms and 3 bathrooms. In addition to some economic advantages, while preserving natural resources, this modern acquisition offers true peace of mind whether for... a change of the main residence, a gracious retirement with the space to accommodate the family, people with reduced mobility, a home for a professional activity, an exceptional pied-a-terre or simply an investment with all the benefits summarized below... .

Ideally located not far from Eiffel Tower, the building offers a feeling of space and openness, fuelled by its largely glazed floor-to-ceiling façade that generously illuminates the living spaces, which benefits from modern architecture. Residence with refined interiors benefiting from acoustic comfort and reduced energy loss for maximum thermal optimization.

Need to know: The purchase of this apartment sold off-plan comes with economic benefits including reduced 2.7% conveyance fees (compared to 7.7% for old properties), modern sound insulation and high-energy efficiency norms (Thermal Regulation [RT] 2012 and Paris Climate Plan) in compliance with the Eco-Label housing quality standards (NF). You also benefit from the exemption of property tax for the first 2 years, a delivery guarantee ensuring the completion...

NOTES

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