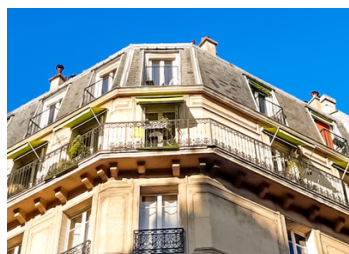


Paris 75016 Victor Hugo, top floors studio apart, 23m2 + Balconies 2,10m2, 6th floor with lift, stone building



INFORMATION

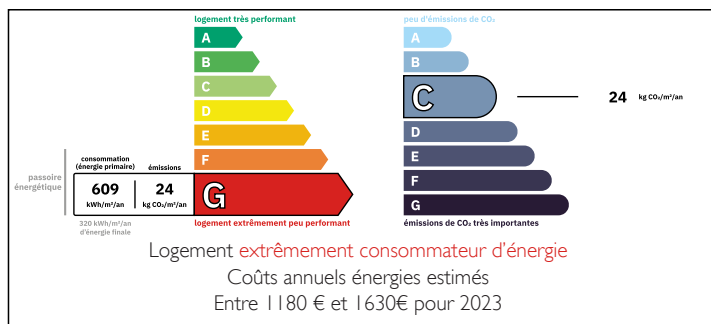
Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	23 m2
Outside Space:	2 m2



IN BRIEF

Exceptionally bright with a full sky view for this independent corner studio apartment with three full-height windows leading on three small balconies (0.70 m² each) on the sixth and top floor of a beautiful, well-maintained and secure Haussmann-style building from 1890 with a lift (half a floor up). 15mn walk from the Champs-Elysees, this high-quality apartment is in a very chic location and ready to move into, with a light-filled living room and a lovely open-plan kitchen area, a bathroom with WC. A 4.40m² cellar available o top of the price completes this property with no vis-a-vis neighbours and views over the rooftops of Paris. Located between Boissière and Victor Hugo, a residential and cosmopolitan neighbourhood that also reinforces its international character, rich in history, culture and architecture, a stone's throw from the St-Didier covered market.

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

This prestigious acquisition offers real peace of mind, whether it is your first purchase in France or an exceptional pied-à-terre for family use. This highly sought-after address places its residents at the heart of Parisian life, with its many local shops, the Saint-Didier covered market and its explosion of colour, its must-visit cafés and trendy terraces, and just 600m from the exclusive Villa Thalgo health Club and its Marine Spa.

Area details :

- Apartment (lots 15, 16 and 17) --> Weighted area 22,32 m² = 15.681 euros/m²
- Total living space --> 22.80 m² floor area; 20.43 m² Carrez; 3 balconies for a total of 2.10 m²
- Room details : Living room 15.20 m² ; Kitchen 4.85 m² ; Shower room 2.75 m² ; Storage room for exclusive use 0.50 m² ; 3 balconies, each measuring 0.70 m²
- One Cellar --> 4,40m² valued at 10,000 euros/m² (1 / 1004th)
- Freehold --> 19 / 1004th of the general common parts of the building

Features: Small, human-scale co-ownership in an ideal location, 3 large bay windows opening onto 3 balconies, bathed in light with beautiful unobstructed views, very well maintained over the years and ready to move into after a lick of paint, very friendly neighbourhood with no anti-social behaviour, lift on every half floor, shutters and awnings on all windows, offering comfort and tranquillity thanks to double glazing, mainly south-west facing, 200m from Place Victor Hugo, fully equipped kitchenette, 2.65m ceiling height,...

NOTES