

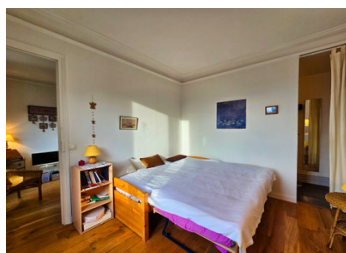
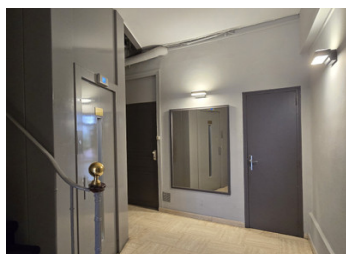
Bright 1-bedroom apartment with open west-facing view, high floor, lift, well-kept building

EXCLUSIVE



INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2



IN BRIEF

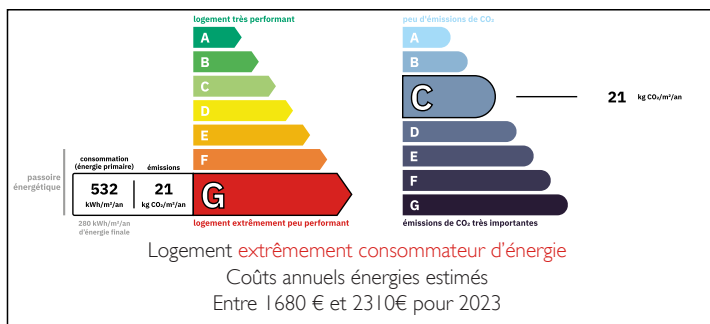
In Paris 17th, on 7 avenue des Ternes, this pleasant 1-bedroom apartment offers 34.2 sqm (33.9 sqm Carrez) on the 5th floor with lift, in a well-kept building with concierge.

Quiet courtyard setting, west-facing exposure, open view and high ceilings. In good overall condition ready to move into.

Double-glazed windows.
Cellar included.

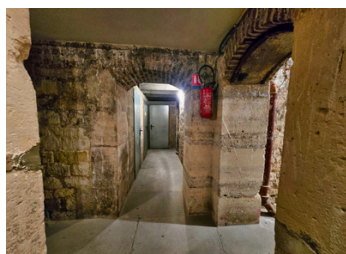
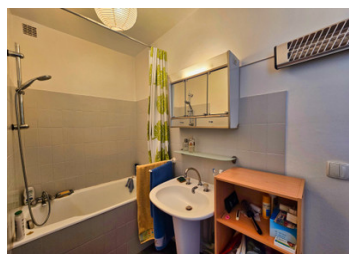
Ternes metro is just 100 m away. Charles de Gaulle-Etoile station is only 400m away (RER A to La Défense and Metro lines 1, 2 & 6).

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

Located in Paris 17th, on 7 avenue des Ternes, this well-kept 1-bedroom apartment sits in an attractive period building with concierge and lift. On the 5th floor, it offers 34.2sqm (33.9 sqm of Carrez law) area, a quiet courtyard setting, a west-facing orientation and an open view with beautiful afternoon light. The 2.65 m ceiling height adds to the sense of volume and comfort.

The layout includes an entrance hall, independent kitchenette, separate WC, a bedroom of 11sqm with its bathroom with bathtub, dressing area / storage and a well-proportioned living space of 12sqm. This apartment is suitable for a first purchase, pied-à-terre or rental investment. It is in good overall condition and can be occupied quickly. The building is secure, with double digicode access, a 5-point reinforced door and an on-site concierge. The common areas have recently been refurbished, and a concrete cellar of approx. 5 sqm is included.

The location is highly convenient, with Ternes metro only 100 m away and the Charles de Gaulle-Étoile station close by (RER A to La Défense and metro lines 1, 2 & 6).

A bright, quiet and well-located Paris property, ideal for a young professional or investor seeking a solid long-term asset in a lively and sought-after neighbourhood with shops, services and strong rental appeal

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 947 EUR

NOTES