LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46258MRH75 Price: 235 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)

Paris 7th arrondissement, Invalides / Quai de Seine, bright studio (T1), 15 m , move-in ready, fully equipped







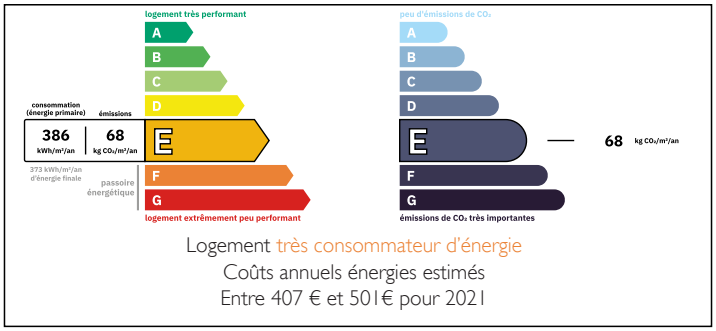








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 407 € et 501€ pour 2021

INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	15 m2
Plot Size:	0 m2

IN BRIEF

75007 – INVALIDES | AN EXCEPTIONAL PARISIAN ADDRESS

At the corner of the prestigious Esplanade des Invalides and Quai d'Orsay, in an elegant residence with a caretaker, this fully renovated studio offers a rare setting in the heart of Paris's 7th arrondissement.

Bright, peaceful and completely private, it features a large window overlooking a quiet, landscaped inner garden with no passing foot traffic. Fully equipped with a modern kitchen, shower room and WC, the apartment is ready to move into.

The residence is secure, with a caretaker, video surveillance, coded entry system and intercom. Parking is available for rent within the building, subject to availability.

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.







LOCAL TAXES

Taxe foncière:	**273 EUR**

NOTES

DESCRIPTION

PARIS 7TH — INVALIDES

A RARE ADDRESS BETWEEN ESPLANADE DES INVALIDES AND THE SEINE

Parisian elegance, tranquillity and an exceptional location.

A PARISIAN PIED-À-TERRE, FIRST HOME OR LONG-TERM INVESTMENT

This studio combines qualities that are rarely found together in such a compact property:

A prestigious address, a peace.

SQUARE METERAGE OF UNITS INCLUDED IN THE PRICE:
Carrez area: 14.83 m²
Bedroom: 12.90 m²
Bathroom: 1.93 m²
No non-Carrez area
PRICE PER M²: 15,846 EUROS

In the heart of the highly sought-after 7th arrondissement, just steps from Esplanade des Invalides and the banks of the Seine, this studio apartment, completely renovated in 2025, offers a rare opportunity to own a Parisian pied-à-terre in one of the capital's most prestigious settings.

Discreet, functional and exceptionally well located, this property is ideal as a first home, a Parisian pied-à-terre or a long-term property investment.

THE PARISIAN ART OF LIVING

Here, Paris can truly be enjoyed on foot.

Esplanade des Invalides, with its magnificent perspectives and gardens, stretches towards the