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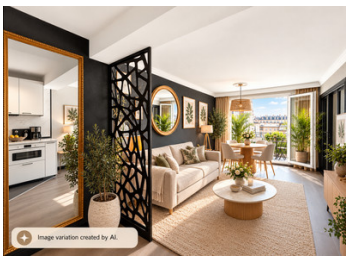
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Ref: A46878HHE75 Price: 539 000 EUR

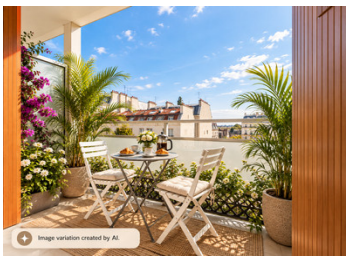
agency fees to be paid by the seller

Paris 14 | Alésia | Chic apartment with balcony & open views | 2 pièces 44,6 m















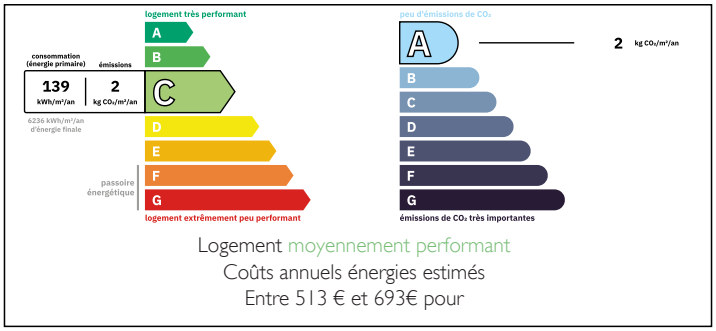
INFORMATION

Town:	Paris 14e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	7 m2

IN BRIEF

Located on the 6th floor of a well-maintained modern residence with a caretaker and two lifts, this beautifully renovated (2022) apartment combines contemporary comfort with exceptional natural light. South-facing, it features a sunny balcony with open views over Parisian rooftops and mature trees. The layout includes an open-plan living room with a fully equipped kitchen, a large bedroom, a modern bathroom, and built-in storage. Additional features: collective heating (included in charges), excellent sound insulation, recent shutters, and the rare option to buy an underground parking space separately. Residence façade renovated in 2018. Moments from Alésia metro, cafés, shops, and Parc Montsouris, this is an ideal primary residence, elegant pied-à-terre, or quality investment.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 513 € et 693€ pour

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.

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NOTES

DESCRIPTION

This bright, expansive apartment offers a peaceful, light-filled refuge high above the vibrant streets of the 14th arrondissement. Located on the sixth floor of a well-maintained residence, the property stands out for its exceptional natural light and an open view worth pausing for—whether for morning coffee or an evening glass of wine on the south-facing balcony. From this vantage point, you enjoy an open sky, treetops, and classic Parisian rooftops.

Fully and beautifully renovated in 2022, the interior seamlessly combines contemporary comfort with thoughtful design. The current owners have curated the space in a rich, modern style with elegant details, yet the apartment's excellent light, sound insulation, and clean layout could just as easily support a minimalist aesthetic. The open-plan living room connects directly to a fully equipped modern kitchen, complemented by a generously sized bedroom, a modern bathroom, and ample built-in storage.

The building itself offers excellent daily conveniences, including a caretaker, two elevators, tidy common areas, and a recently completed façade renovation (2018). Practical comfort is assured with collective district heating (conveniently included in the service charges) and recently installed shutters. Additionally, there is an option to purchase a secure underground parking space directly within the building.

Step outside and you are in a genuinely loved, authentic corner of Paris, long associated with artists and a relaxed neighborhood spirit. A vibrant open-air street market takes place nearby twice a week, alongside excellent local bakeries, craft shops, and everyday amenities.

With the Alésia metro station (Line...