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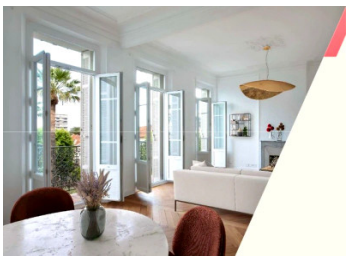
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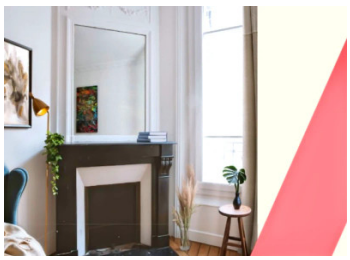
Ref: A47548LNU75 Price: 560 000 EUR

agency fees to be paid by the seller

**75014, Paris, high-end apartment (3 rooms - 2 bedrooms) on the 2nd floor offering 51.19m2**





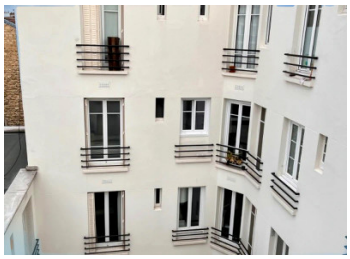












## INFORMATION

| | |
|---|---|
| Town: | Paris |
| Department: | Paris |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 51 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

75014, Paris, high-end NE facing apartment (3 rooms - 2 bedrooms - see floor plan) offering 51.19m2, bright & ultra-modern with optimized space ready to move in 2026, situated on the 2nd floor of an old building, in the heart of Paris in 14th arrondissement, 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.

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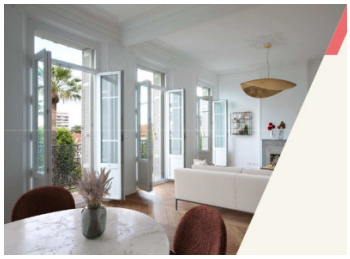
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## NOTES

## DESCRIPTION

Left side — Paris XIV - The quintessential family neighborhood

The 14th arrondissement is known for its lively shopping scene, with many neighborhoods full of boutiques, restaurants, and local services. Popular shopping streets such as Rue Daguerre, Rue du Faubourg-Saint-Jacques, and Rue d'Alésia offer a wide variety of shops.

Residents benefit from around ten metro stations (lines 4, 6, and 13), the RER B, as well as direct access to Porte d'Orléans and the Paris ring road (périphérique).

Map callouts: Rue Raymond Losserand, Plaisance M13, Alésia M4, Rues des Plantes, Tram

Icons/stats list:

- 28% green space / Parc Montsouris: 14 hectares
- 50 schools
- Over 1,000 shops
- 10 theaters
- 10,000 students at the Cité Universitaire
- Numerous cinemas nearby (Montparnasse)

Right side — Elegance & Contemporary

A true goldmine for architecture lovers, the street is well known for its bow windows of every kind, color, and style. This building, with its elegant brick façade and wrought-iron balcony railings, is sure to win over future investors.

16 apartments within a co-ownership of 66 units, interior courtyard.

From studios to 3-room units, one cellar per unit, on-site concierge.

Energy rating (DPE) C & D

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