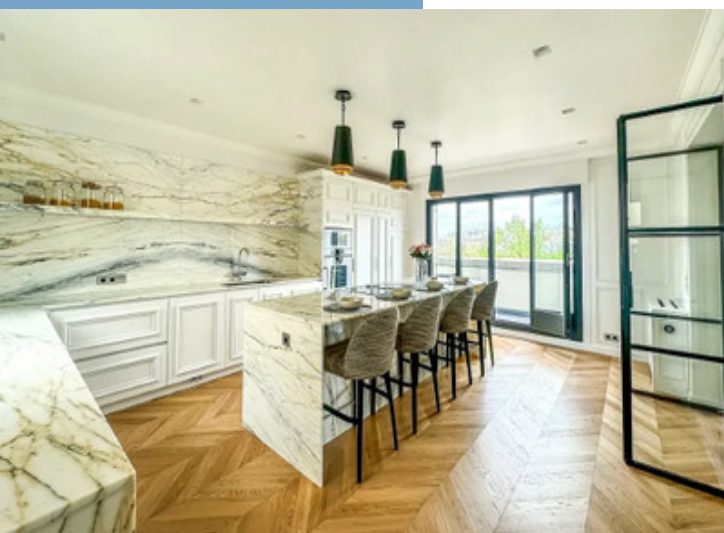




LUXURY 4-BED MODERN FLAT WITH BALCONIES  
OVERLOOKING THE CHAMP DE MARS | 2024  
HIGH-END RENOVATION | TURNKEY

LUXURY 4-BED MODERN  
FLAT WITH BALCONIES  
OVERLOOKING THE  
CHAMP DE MARS | 2024  
HIGH-END RENOVATION |  
T...



PROPERTY FACT FILE	
REFERENCE	A28358HHE75
PRICE	€ 8,995,000 £ 7,484,290* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	291 m <sup>2</sup>
LAND	12 m <sup>2</sup>
TOWN	Paris 7e Arrondissement
DEPARTMENT	Paris
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Garage, Private parking, High speed internet
*Price based on current exchange rate which is subject to change	





- High Quality Renovation, DPE A / GES A
- Bespoke Interior Design, Sold Furnished
- Water Based Cooling and Heating System
- Italian Marble throughout
- 4 Large Bedrooms with own ensuite bathrooms

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Immerse yourself in the epitome of Parisian elegance with this stunning luxury apartment, ideally located overlooking the Champ de Mars and boasting breathtaking views of the iconic Eiffel Tower from its balcony. Renovated by an architect in 2024, this contemporary home offers comforts, bespoke interior design and spacious living areas. The

## DESCRIPTIF

Entrance: 143.27 sq ft (13.32 sqm)  
 Living room 1: 401.20 sq ft (37.26 sqm)  
 Living room 2: 502.42 sq ft (46.68 sqm)  
 Kitchen: 283.12 sq ft (26.30 sqm)  
 Storage/dressing room: 54.99 sq ft (5.11 sqm)  
 Hallway: 120.24 sq ft (11.18 sqm)  
 Bedroom 1: 217.52 sq ft (20.20 sqm)  
 Shower room 1: 88.07 sq ft (8.18 sqm)  
 Bedroom 2: 222.52 sq ft (20.67 sqm)  
 Shower room 2: 114.15 sq ft (10.60 sqm)  
 Bedroom 3: 253.16 sq ft (23.52 sqm)  
 Shower room 3: 115.10 sq ft (10.70 sqm)  
 Bedroom 4: 220.27 sq ft (20.45 sqm)  
 Bathroom: 91.19 sq ft (8.47 sqm)  
 WC: 31.74 sq ft (2.95 sqm)

Experience the Parisian lifestyle in the chic 7th arrondissement. Nestled along the Seine River, this elegant district embodies the essence of sophistication and cultural richness. Wander along tree-lined boulevards adorned with charming cafes, boutique shops, and exquisite bistros offering tantalizing French cuisine. Explore iconic landmarks such as the Eiffel Tower, the majestic Champ de Mars, and the historic Les Invalides. Indulge in leisurely strolls through picturesque gardens like the Tuileries and discover hidden treasures in the world-renowned museums, including the Musée d'Orsay and the Rodin Museum. With its blend of architectural grandeur, cultural heritage, and unparalleled beauty, Paris 7 invites you to immerse yourself in a lifestyle of refined elegance and timeless allure.

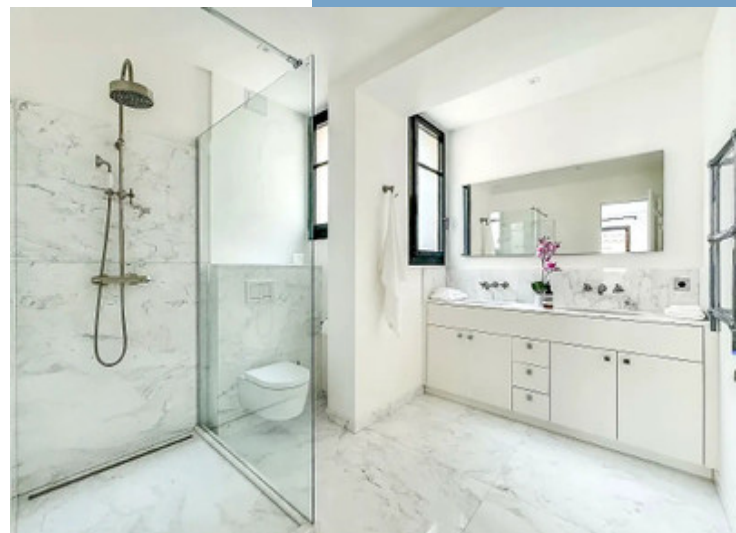
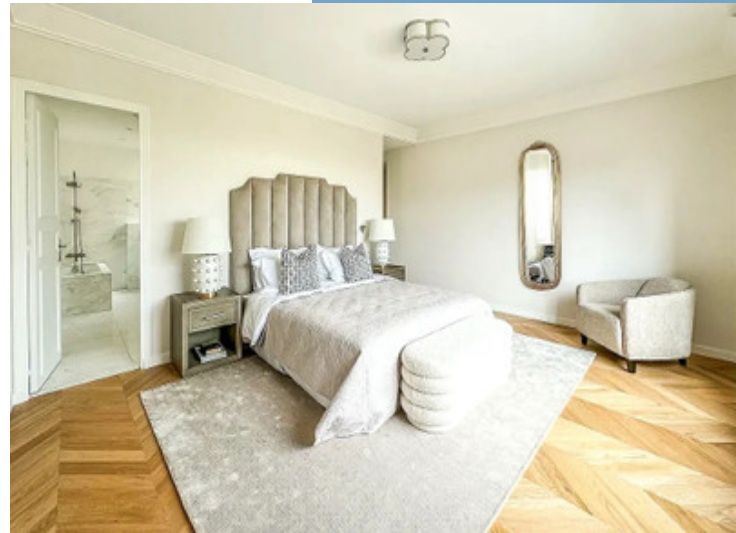
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 Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A28358HHE75>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

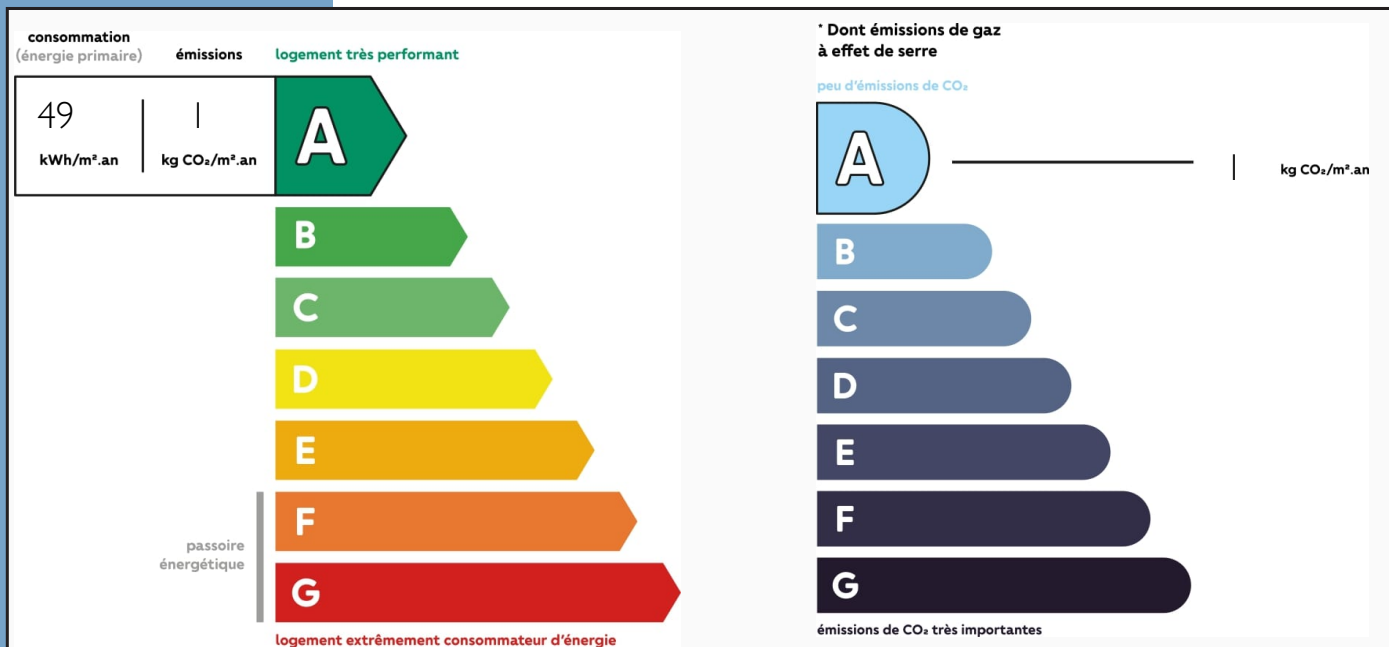


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## ENERGIE-DPE

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## NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A28358HHE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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