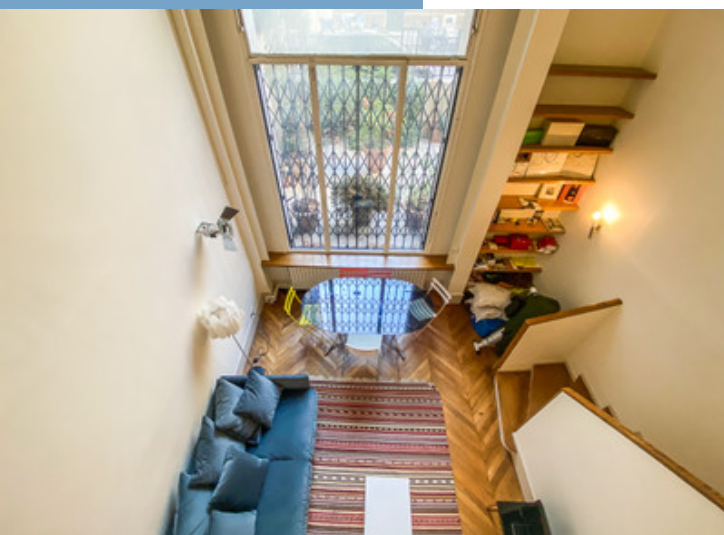
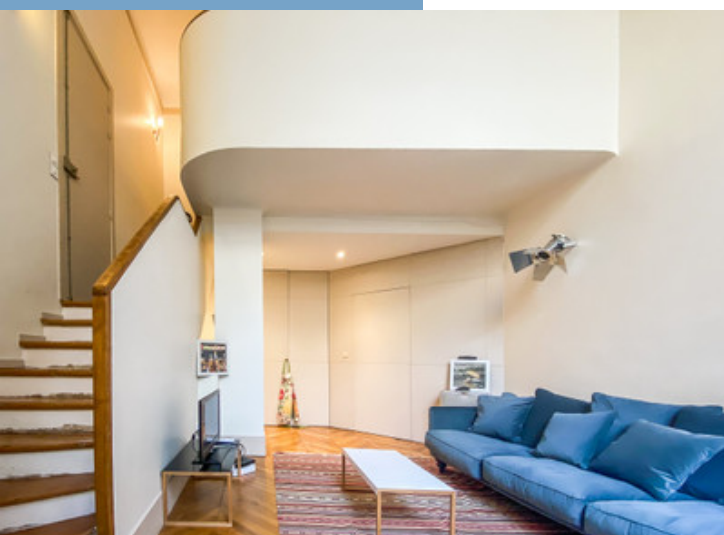




PARIS 7TH, RUE DE L'UNIVERSITÉ, CHARMING  
DUPLEX OF 40M<sup>2</sup> IN A BEAUTIFUL OLD  
BUILDING OF THE 30S

PARIS 7TH, RUE DE  
L'UNIVERSITÉ, CHARMING  
DUPLEX OF 40M<sup>2</sup> IN A  
BEAUTIFUL OLD BUILDING  
OF THE 30S ...



PROPERTY FACT FILE	
REFERENCE	A10490
PRICE	€ 624,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	1
BATHROOM	1
ACCOMMODATION	40 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 7e Arrondissement
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	Good condition
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	





- Within the highly searched 7th district of Paris
- Close-by the Eiffel Tower and the Champs de Mars
- Beautiful building of the 30's
- Small condominium well maintained
- Charming & vast duplex w/ nearly 6m ceiling height

PARIS 7TH, RUE DE L'UNIVERSITÉ, CHARMING DUPLEX OF 40M<sup>2</sup> IN A BEAUTIFUL OLD BUILDING OF THE 30S ...

Ref : A10490

Whether you are looking for your future pied-à-terre or for your next investment in one of the most sought after districts of the capitale, you will love the proximity of the Eiffel Tower and the Champs de Mars. This charming two-room duplex apartment, set back from the sidewalk is located on the ground floor of a beautiful building of the

## DESCRIPTIF

In one of the most popular districts of the capital, Leggett Immobilier offers you a beautiful address in the 7th for your future pied-à-terre or investment in the heart of the capitale. Located rue de l'Université, just a 15 minutes walk away from the Eiffel Tower and the Champs de Mars, this charming duplex in good condition, set back from the sidewalk thanks to a small quaint courtyard, is located on the ground floor of a beautiful secured and guarded building of the 30s .

The spacious and bright entrance hall of the building gives access on the right to the apartment which opens onto a small landing. The staircase serves on its left the sleeping area located on the mezzanine with a spacious bedroom area (11,48m<sup>2</sup>) and a bathroom with toilets(4,31m<sup>2</sup>). The staircase also extends on the right to access the large living room with nice typically parisian wooden floor and its adjoining kitchen strategically nestled under the stairs (23,28m<sup>2</sup>)

You will inevitably be seduced both by its incredible ceiling height of nearly 6 meters and by its huge bay window giving to the entire place beautiful volumes and good brightness.

Property tax : 716€

Charges of 448€ per quarter include general building maintenance, elevator, collective heating.

### ABOUT THE 7TH ARRONDISSEMENT

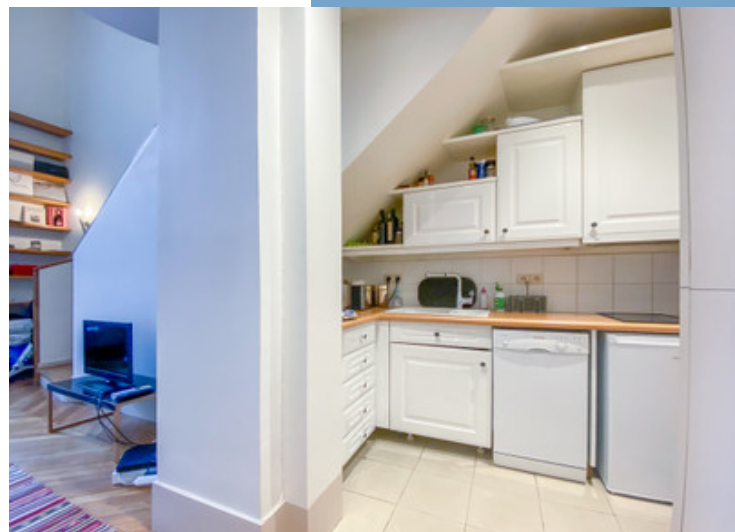
Central arrondissement of Paris by all means, the 7th, partially delimited by the Seine, is bordered by the 6th and 15th arrondissements.

Symbol of Paris and France, it is in the 7th that the Eiffel Tow

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A10490>

COMPLETE FILE AND PHOTO ON REQUEST



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PARIS 7TH, RUE DE  
L'UNIVERSITÉ, CHARMING  
DUPLEX OF 40M<sup>2</sup> IN A  
BEAUTIFUL OLD BUILDING OF  
THE 30S ...

Ref : AI0490

## ENERGIE-DPE

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

DPE in progress.

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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 : AI0490  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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