

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

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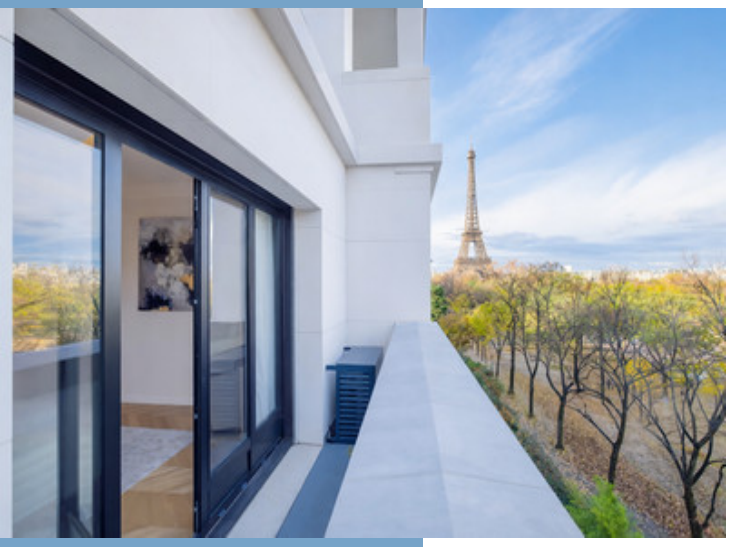

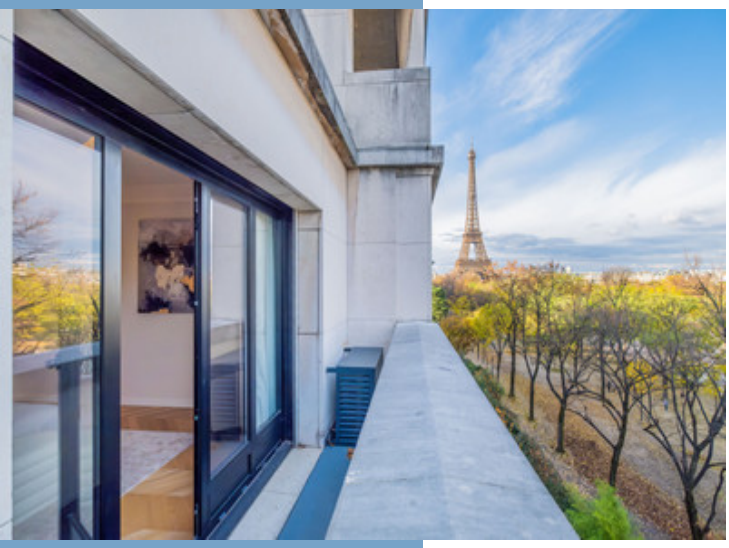

PROPERTY FACT FILE

REFERENCE	A28358HHE75
PRICE	€ 8,495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	291 m²
LAND	12 m²
TOWN	Paris 7e Arrondissement
DEPARTMENT	
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





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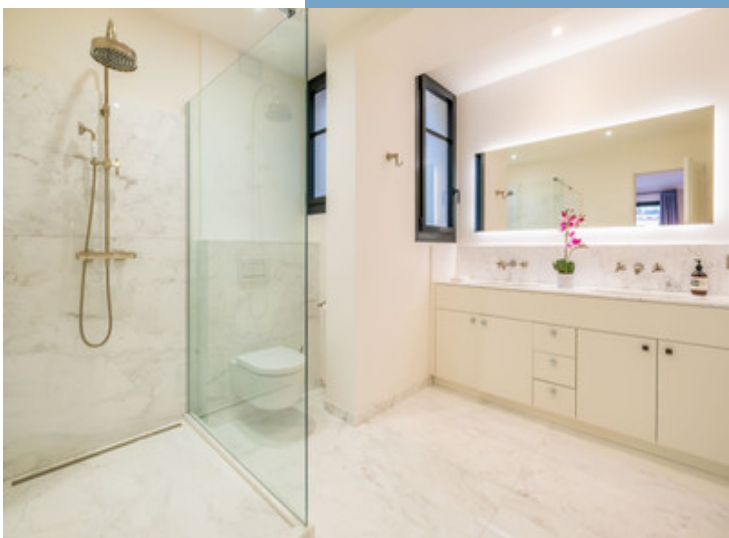
Immerse yourself in the epitome of Parisian elegance with this stunning luxury apartment, ideally located overlooking the Champ de Mars and boasting breathtaking views of the iconic Eiffel Tower from its balcony. Renovated by an architect in 2024, this contemporary home offers comforts, bespoke interior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







DESCRIPTION

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.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A28358HHE75
COMPLETE FILE AND PHOTO ON REQUEST

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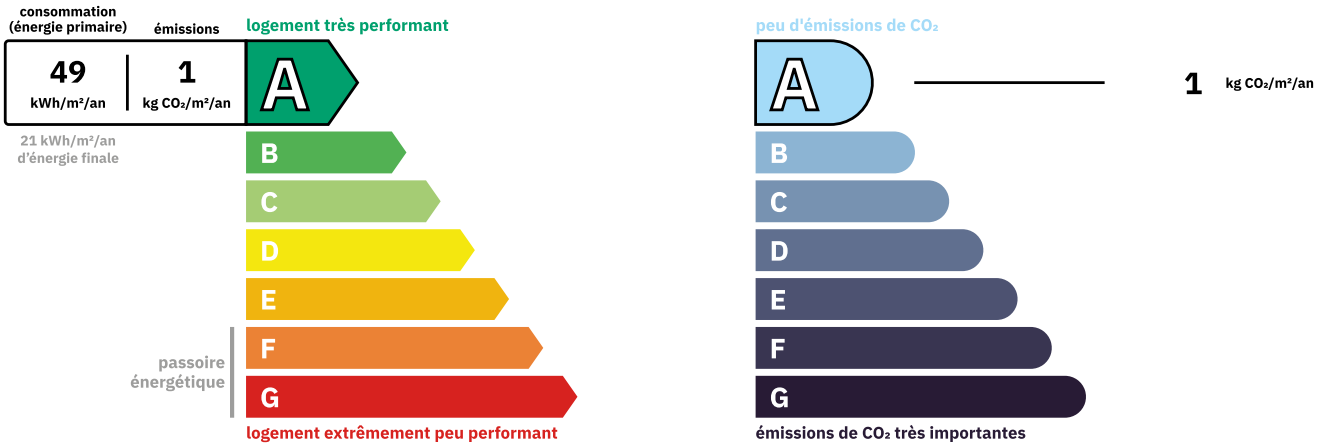
ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 800 € and 1170€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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
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