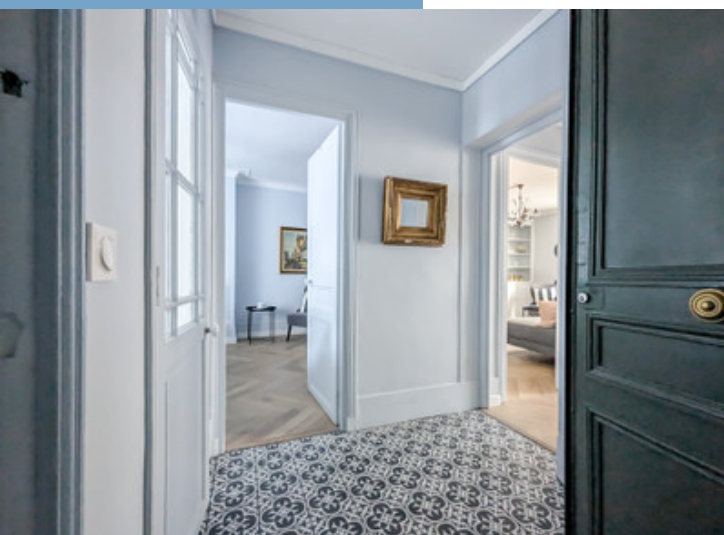
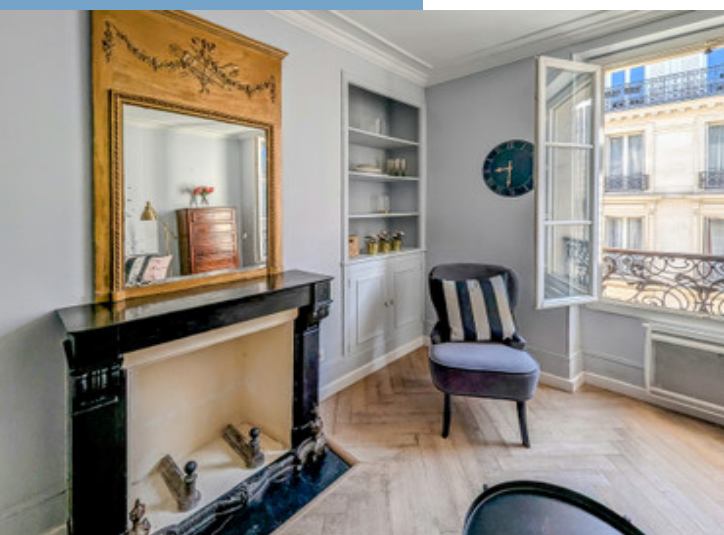
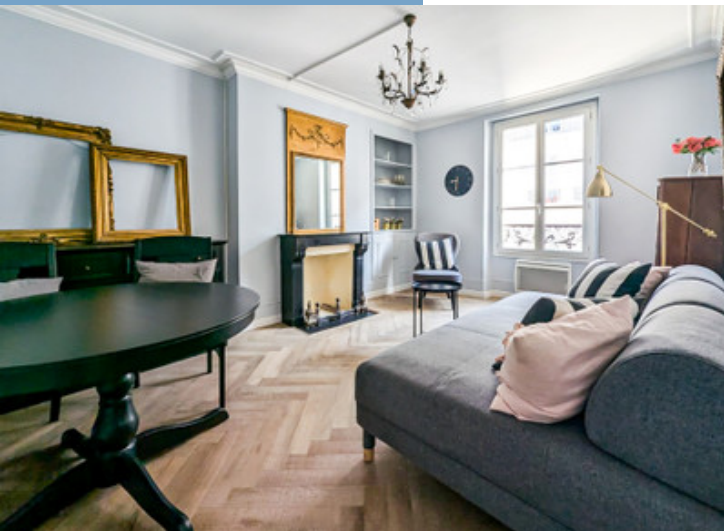




PARIS 7 EME NEAR RUE CLER FLAT OF 51 M2, 3 ROOMS,



PROPERTY FACT FILE	
REFERENCE	A34498MRH75
PRICE	€ 795,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (755 250 EUR hors honoraires)
BEDROOM	2
BATHROOM	1
ACCOMMODATION	51 m ²
LAND	0 m ²
TOWN	Paris 7e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Electricity on site, Fiber optic
*Price based on current exchange rate which is subject to change	



- Star-shaped plan, no loss of space
- Bright and through, bedroom overlooking courtyard
- Near shops
- Metro and numerous buses , RER C
-

PARIS 7 EME NEAR RUE
CLER FLAT OF 51 M2, 3
ROOMS,...

Ref : A34498MRH75

Paris 7, In the heart of the lively shopping district, Leggett immobilier presents a three-room flat of 51 M2 with bathroom with bath and separate kitchen on the 4th floor. Recently renovated, it has retained its charm with beautiful oak parquet flooring.
South-facing, the flat is light and airy, with a kitchen and bedroom

DESCRIPTIF

Paris 7 Gros Cailloux district, close to rue Cler, brasseries and all the shops, in this village atmosphere with good gourmet addresses, craftsmen, restaurants in the pedestrianised rue Cler, you will find all your daily needs around you. Rue Saint Dominique offers a wide range of clothing brands including Claudie Pierlot, Mage and Gérard Darel. You'll benefit from a wide range of bus services, with metro line 8 taking you to the Grands Boulevards theatre in 15 minutes and numerous bus routes taking you to Paris stations in 30 minutes. This central, safe district offers plenty of leisure activities, including the Champ de Mars park, walks along the banks of the Seine and numerous museums.

Built in the 18th and 19th centuries, the district has retained a lot of green space, and is much sought-after by celebrities for the discretion of its residents.

Good public and public schools from nursery to lycée make it a family-friendly neighbourhood.

In this environment

Leggett Immobilier offers you a 3-room apartment of 51 M2 with a well laid-out layout around an entrance hall leading to all the rooms, the kitchen and the bathroom with bath.

Need to be visited quickly

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/A34498MRH75>

COMPLETE FILE AND PHOTO ON REQUEST

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

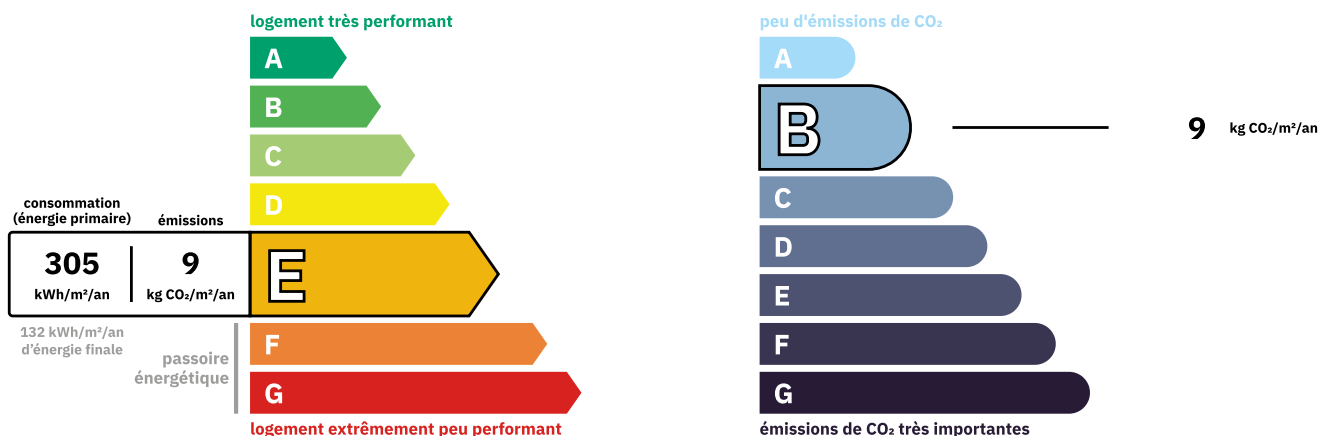
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PARIS 7 EME NEAR RUE CLER
FLAT OF 51 M2, 3 ROOMS,...

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Ref : A34498MRH75

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 1249 € and 1689€ for 2023

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 : A34498MRH75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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