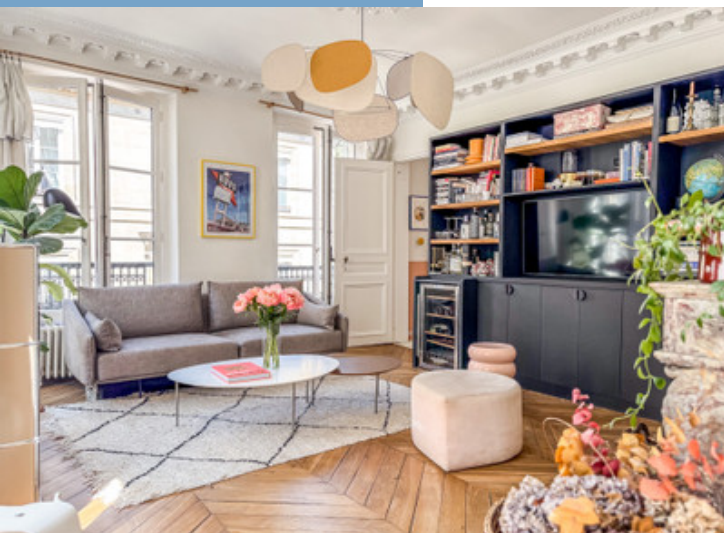
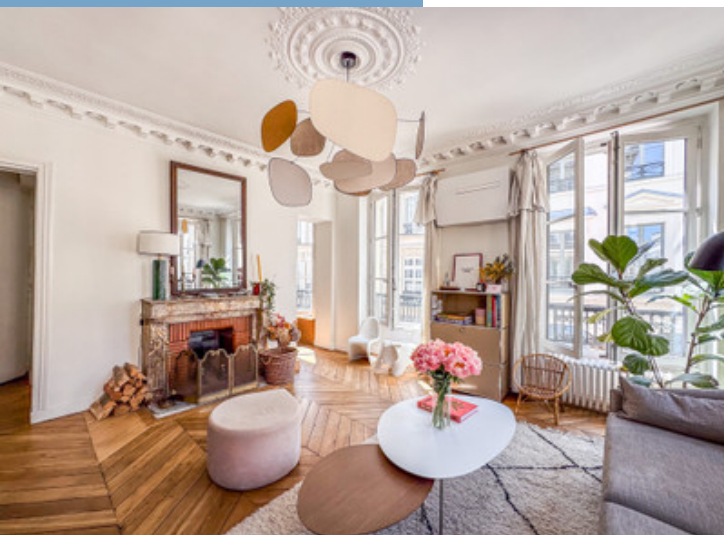
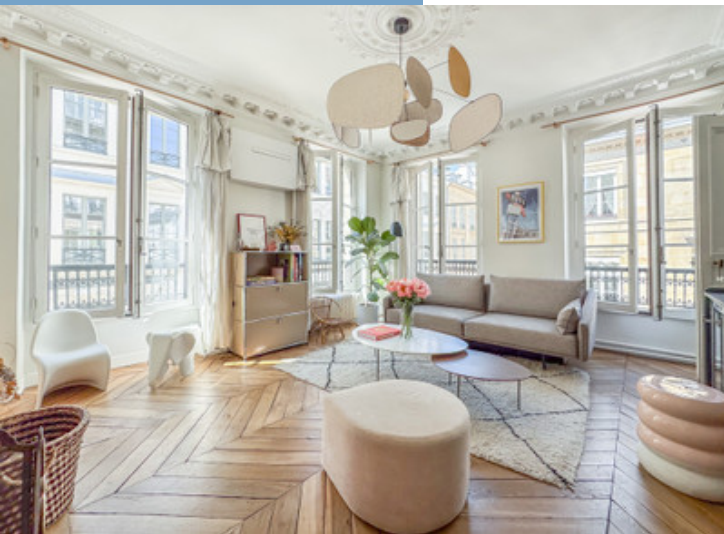




PARIS VII | HAUSSMANNIAN ELEGANCE | CORNER
APARTMENT | 2 BED, 2 BATH | 70M² |
EXCEPTIONAL ADDRESS

PARIS VII |
HAUSSMANNIAN
ELEGANCE | CORNER
APARTMENT | 2 BED, 2
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EXCEPTIONAL ADDRESS...



PROPERTY FACT FILE	
REFERENCE	A36938HHE75
PRICE	€ 1,670,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 605 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	2
ACCOMMODATION	70 m ²
LAND	0 m ²
TOWN	Paris 7e Arrondissement
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	
FEATURES	Fiber optic, Double glazing
*Price based on current exchange rate which is subject to change	



- Very bright corner apartment
- Haussmannian charm: moldings, fireplace
- 2 bedrooms, 2 bathrooms (each with WC)
- Meticulous renovation, contemporary style
- Air conditioning, optimal comfort

PARIS VII |
HAUSSMANNIAN
ELEGANCE | CORNER
APARTMENT | 2 BED, 2
BATH | 70M² |
EXCEPTIONAL ADDRESS...
Ref : A36938HHE75

Parisian Elegance and Refined Charm. In the heart of the prestigious 7th arrondissement, discover this 70m² corner apartment, the epitome of Parisian chic, in an 1850 Haussmannian building. Bathed in light from its 8 windows (facing southwest), this exceptional property on the 2nd floor captivates with its period moldings, marble fireplace, and views of

DESCRIPTIF

Entrance: 2.02 m²

Kitchen: 14.55 m²

Living Room (Séjour): 20.07 m²

Bedroom 1 (Chambre 1): 9.82 m²

Bathroom (Salle de bain): 5.40 m²

WC: 1.96 m²

Bedroom 2 (Chambre 2): 12.50 m²

Shower Room + WC (Salle d'eau + WC): 3.70 m²

This gives a total Carrez surface area of 70.02 m².

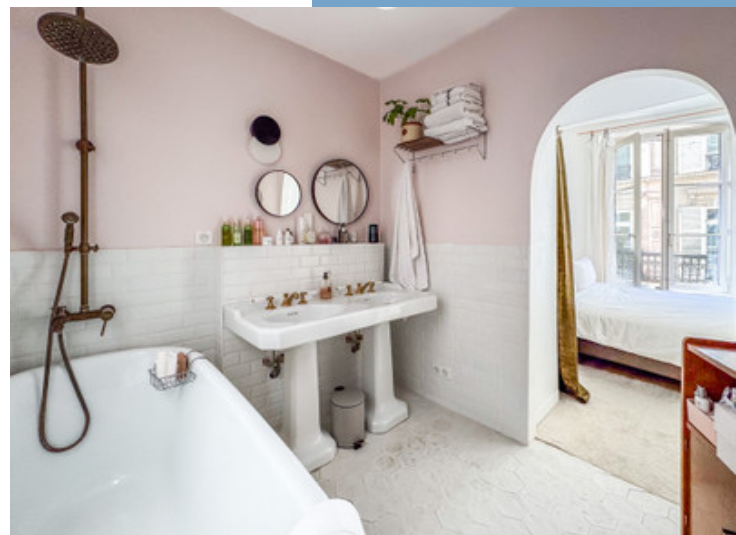
Living in the 7th arrondissement of Paris means choosing an exceptional daily life in the heart of elegance and culture. Stroll along the banks of the Seine, admire the sparkling Eiffel Tower, or visit world-renowned museums such as Orsay and Rodin, all just a few steps away. The district is full of designer boutiques, antique shops, art galleries, and gourmet restaurants that define Paris's reputation. Enjoy green spaces like the Champ de Mars for moments of relaxation. This apartment offers a privileged living environment, combining the calm of a refined interior with the vibrancy of one of the capital's most sought-after neighborhoods. A rare opportunity for a prestigious primary residence, a quintessential Parisian pied-à-terre, or a sound investment.

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/A36938HHE75>

COMPLETE FILE AND PHOTO ON REQUEST



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

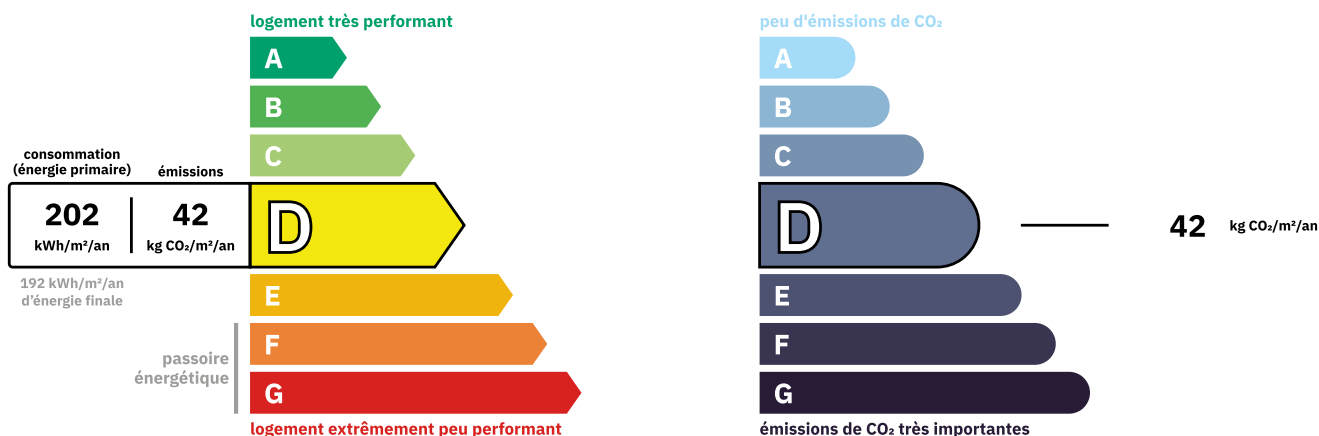
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PARIS VII | HAUSSMANNIAN
ELEGANCE | CORNER
APARTMENT | 2 BED, 2 BATH
70M² | EXCEPTIONAL
ADDRESS...

Ref : A36938HHE75

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1330 € and 1860€ 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.

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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 : A36938HHE75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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