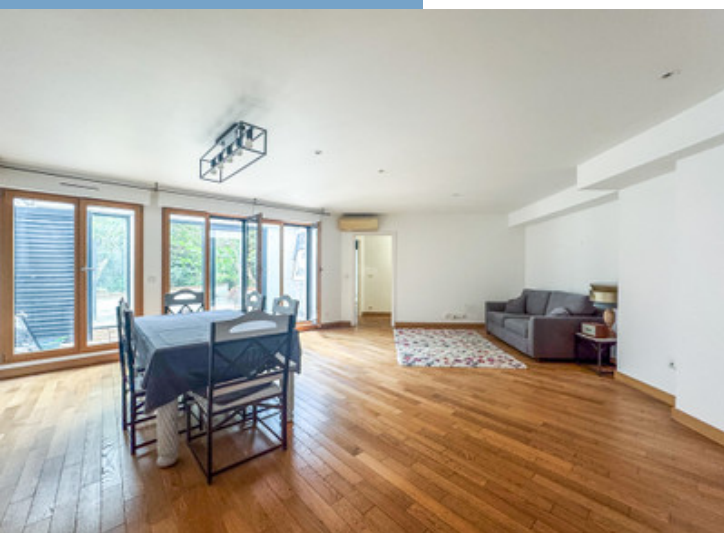
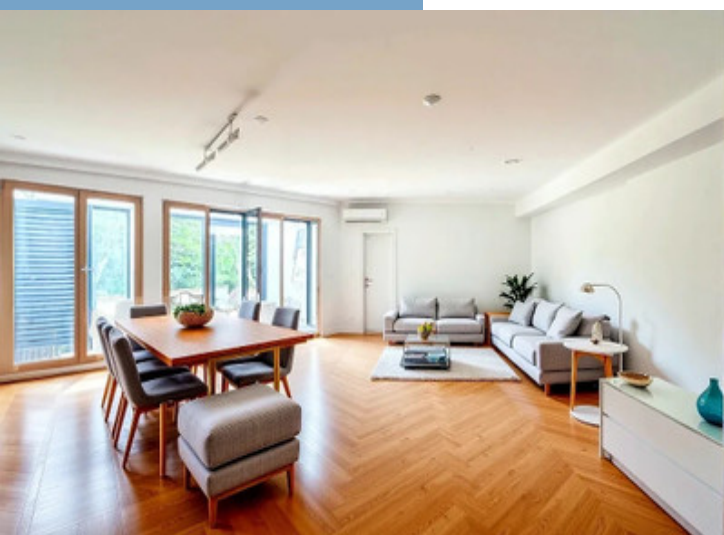




PARIS 15TH – SAINT-CHARLES / GRENELLE – 130  
SQM FAMILY APARTMENT WITH 150 SQM  
GARDEN – NEAR CHAMP DE MARS

PARIS 15TH –  
SAINT-CHARLES /  
GRENELLE – 1300SQM  
FAMILY APARTMENT WITH  
1500SQM GARDEN – NEA...



PROPERTY FACT FILE	
REFERENCE	A38857VID75
PRICE	€ 1,750,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	150 m <sup>2</sup>
LAND	175 m <sup>2</sup>
TOWN	Paris 15e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	
CONDITION	Habitable
FEATURES	Mains Drains, Private parking, Fiber optic
<small>*Price based on current exchange rate which is subject to change</small>	





- Private Entrance – Elevated Ground Floor
- Private Garden (150 sqm) + 31 sqm Terrace
- Master Suite + 3 Bedrooms + Built-in Storage
- Close to Top Schools and the Champ de Mars
- High-End Residence – Cellar + Optional Parking

PARIS 15TH –  
SAINT-CHARLES /  
GRENELLE – 130 SQM  
FAMILY APARTMENT  
WITH 150 SQM GARDEN –  
NEA...  
Ref : A38857VID75

RUE VIALA – Rare Family Apartment with Garden in Paris

Near the Champ de Mars and shops, LEGGETT Immobilier presents this unique 130m<sup>2</sup> elevated ground-floor apartment with a private entrance in a modern 2010 residence. Offering total privacy, it

## DESCRIPTIF

Surface Area (Carrez Law):

Entrance + Closet: 8.63 m<sup>2</sup>  
Living Room: 35.40 m<sup>2</sup>  
Bedroom 1: 14.43 m<sup>2</sup>  
Walk-in Closet: 5.07 m<sup>2</sup>  
Bathroom: 4.83 m<sup>2</sup>  
W.C. 1: 1.89 m<sup>2</sup>  
Bedroom 2 + Closet: 14.22 m<sup>2</sup>  
Bedroom 3 + Closet: 11.82 m<sup>2</sup>  
Bedroom 4 + Closet: 9.42 m<sup>2</sup>  
Kitchen: 11.57 m<sup>2</sup>  
Shower Room: 2.78 m<sup>2</sup>  
W.C. 2: 2.91 m<sup>2</sup>  
Hallway + Closet: 7.07 m<sup>2</sup>

Total private surface area of the unit: 130.04 m<sup>2</sup>

Non-Carrez Surface Area

Veranda: 8.54 m<sup>2</sup>  
Garden: 175.00 m<sup>2</sup>

The Grenelle - Saint-Charles District: A Haven of Peace in the Heart of Paris

Prime Location on Rue Viala

Rue Viala, located in the Grenelle district of the 15th arrondissement, connects Place Marcel-Cerdan to Rue Saint-Charles. This quiet street perfectly embodies the village spirit that characterizes this residential area, highly sought after by Parisian families.

An Exceptional Family District

Grenelle-Saint-Charles stands out for its peaceful atmosphere and distinctive residential character. A former village annexed to Paris, the district has managed to preserve its identity while benefiting from the advantages of the capital. Tree-lined streets, upscale buildings, and numerous green spaces make it a prime territory for families seeking quality of life and tranquility.

Educational Excellence in Immediate Proximity

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38857VID75>

COMPLETE FILE AND PHOTO ON REQUEST



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

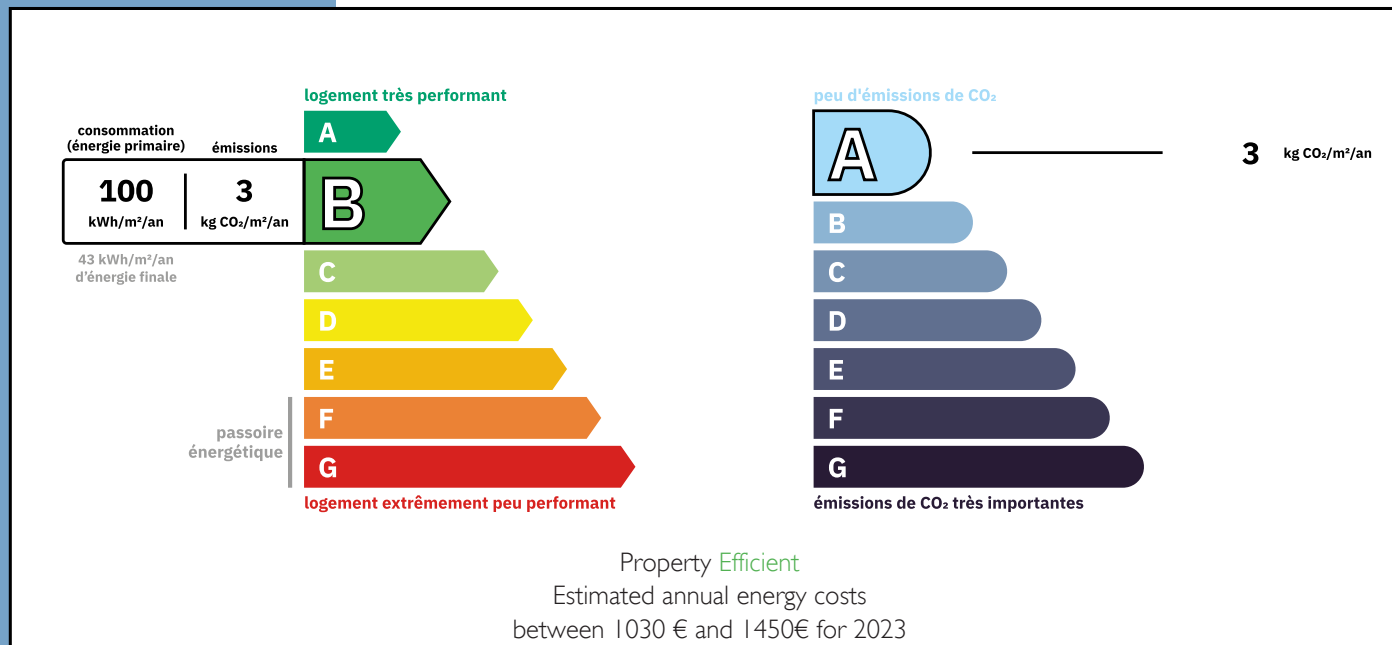
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

PARIS 15TH – SAINT-CHARLES  
/ GRENELLE – 1300SQM FAMIL  
APARTMENT WITH 1500SQM  
GARDEN – NEA...

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

Ref : A38857VID75

## ENERGIE-DPE



## 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 : A38857VID75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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