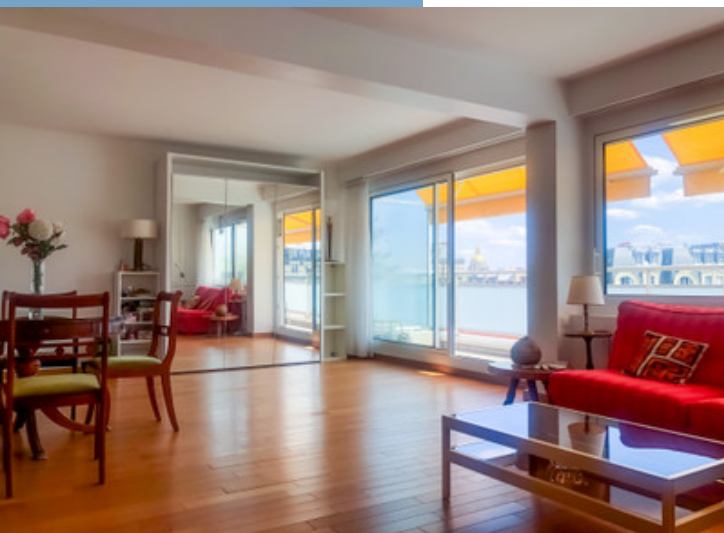
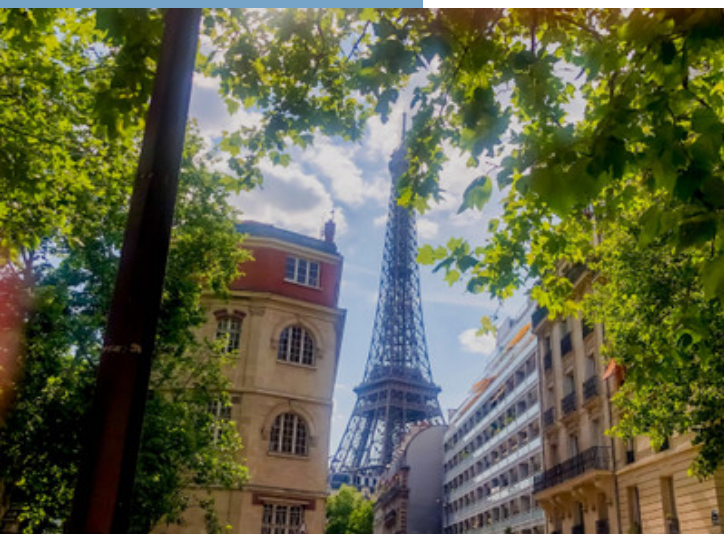




PARIS VII - RIVE GAUCHE - APARTMENT VERY  
GOOD STANDING- 80M2 - 7TH FLOOR - VIEWS  
TOUR EIFFEL / INVALIDES



PARIS VII - RIVE GAUCHE -  
APARTMENT VERY GOOD  
STANDING- 80M2 - 7TH  
FLOOR - VIEWS TOUR  
EIFFEL / INVA...



| PROPERTY FACT FILE                                                              |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| REFERENCE                                                                       | A37862SAC75                                                                 |
| PRICE                                                                           | € 1,680,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 1                                                                           |
| BATHROOM                                                                        | 1                                                                           |
| ACCOMMODATION                                                                   | 79.79 m <sup>2</sup>                                                        |
| LAND                                                                            | 0 m <sup>2</sup>                                                            |
| TOWN                                                                            | Paris 7e Arrondissement                                                     |
| DEPARTMENT                                                                      |                                                                             |
| LOCATION                                                                        | 50km or less to airport                                                     |
| TYPE                                                                            |                                                                             |
| CONDITION                                                                       |                                                                             |
| FEATURES                                                                        | High speed internet, Electricity on site, Fiber optic                       |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                             |



- Building designed by architect GRINSBERG
- Air-conditioned lounge
- 
- 
- 

PARIS VII - RIVE GAUCHE -  
APARTMENT VERY GOOD  
STANDING- 80M2 - 7TH  
FLOOR - VIEWS TOUR  
EIFFEL / INVA...

Ref : A37862SAC75

Privileged location, in a building designed by the renowned architect Jean GINSBERG, on the 7th floor, by lift, double aspect, bathed in light with fabulous views of the EIFFEL TOWER and the INVALIDES. Three-room flat, surface area 79.79m2 carrez, south-facing, with a balcony.

## DESCRIPTIF

DPE: C / GES : C

- Annual service charges: 4000 euros
- Property tax: 1921 euros
- Co-ownership: 79 units
- Lots concerned by the sale : LOT 93: 103/10018ths of the land and common areas + LOT 168 (cellar): 2/10018ths of the land and common areas
- Heating: collective underfloor heating

Entrance hall 4.55 m²

Living room 33.30 m²

Clearance 7.65 m²

Shower room 4.72 m²

WC 1.84 m²

Dressing room 72.88 m²

Bedroom 11.72 m²

Wardrobe 1.78 m²

Kitchen 11.35 m²

Cellar 2.80 m²

Balcony 11.30 m²

This Parisian condominium stands out for its modernity and originality in the heart of Paris's 7th arrondissement.

Jean Ginsberg, the designer, is one of the rare architects to call on avant-garde artists. Vasarely collaborated with him to create a major mosaic composition for the building, visible from the street to passers-by, which appeals to his sensibility and admiration.

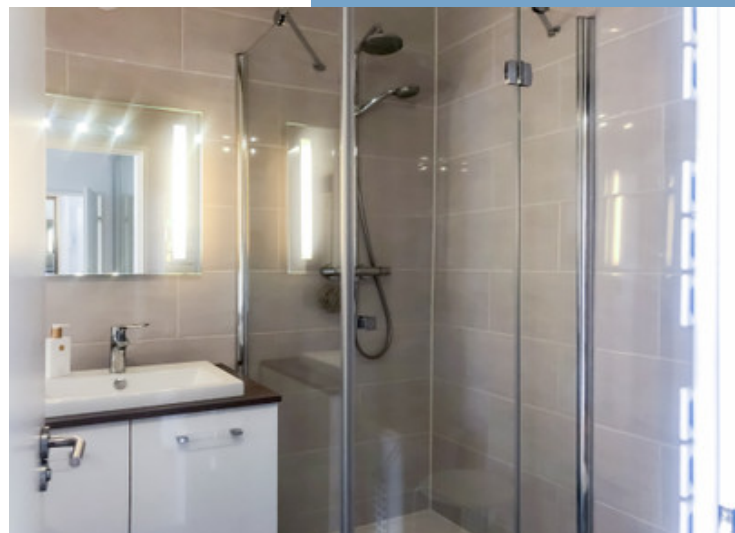
Part of one of the French capital's most chic and prestigious districts, it embodies the elegance of the Left Bank, with a peaceful residential atmosphere. It's a highly sought-after area, with flats of a very high standard, often offering stunning views over the jewels of the capital.

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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/A37862SAC75>

COMPLETE FILE AND PHOTO ON REQUEST



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

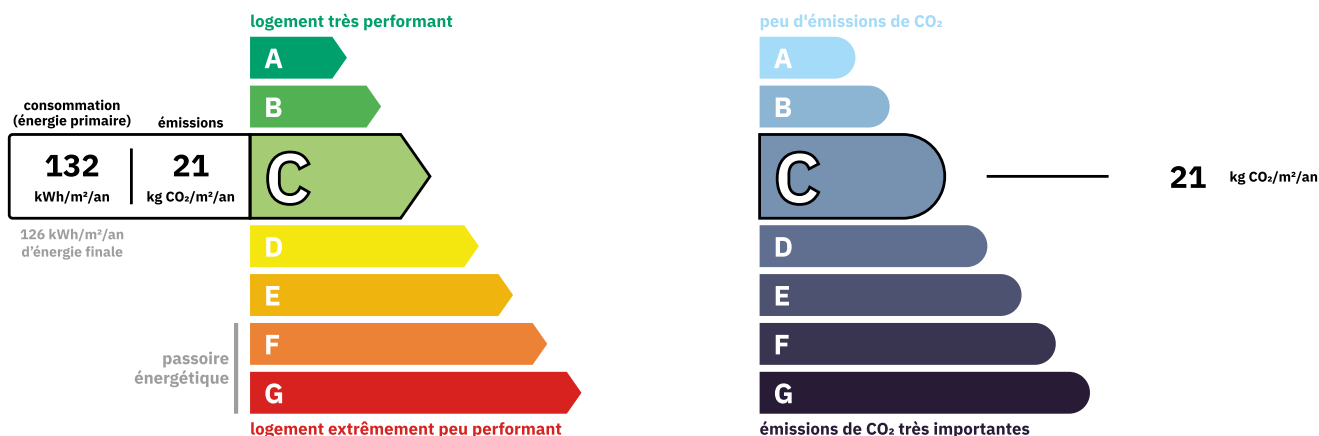
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

PARIS VII - RIVE GAUCHE -  
APARTMENT VERY GOOD  
STANDING- 80M2 - 7TH  
FLOOR - VIEWS TOUR EIFFEL  
INVA...

Ref : A37862SAC75

## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 843 € and 1141 € for 2023

## NOTICE

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

I: 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 : A37862SAC75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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