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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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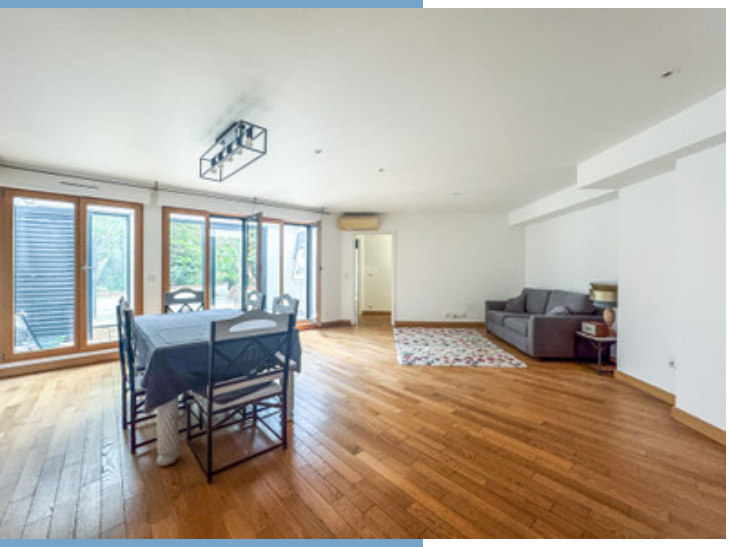

PROPERTY FACT FILE

REFERENCE	A38857VID75
PRICE	€ 1,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	150 m²
LAND	175 m²
TOWN	Paris 15e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	
CONDITION	Habitable
FEATURES	Mains drainage, Private parking, Fiber optic

*Price based on current exchange rate which is subject to change

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- 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

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RUE VIALA – Close to shops and the Champ de Mars, LEGGETT Immobilier is delighted to present this rare 130m² family apartment on an elevated ground floor with private entrance in a modern residence (built in 2010). With no overlooking neighbors, it features a 31m² terrace and a stunning private garden of 150m².

DESCRIPTION

Surface Area (Carrez Law):

Entrance + Closet: 8.63 m²
Living Room: 35.40 m²
Bedroom 1: 14.43 m²
Walk-in Closet: 5.07 m²
Bathroom: 4.83 m²
W.C. 1: 1.89 m²
Bedroom 2 + Closet: 14.22 m²
Bedroom 3 + Closet: 11.82 m²
Bedroom 4 + Closet: 9.42 m²
Kitchen: 11.57 m²
Shower Room: 2.78 m²
W.C. 2: 2.91 m²
Hallway + Closet: 7.07 m²

Total private surface area of the unit: 130.04 m²

Non-Carrez Surface Area

Veranda: 8.54 m²
Garden: 175.00 m²

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

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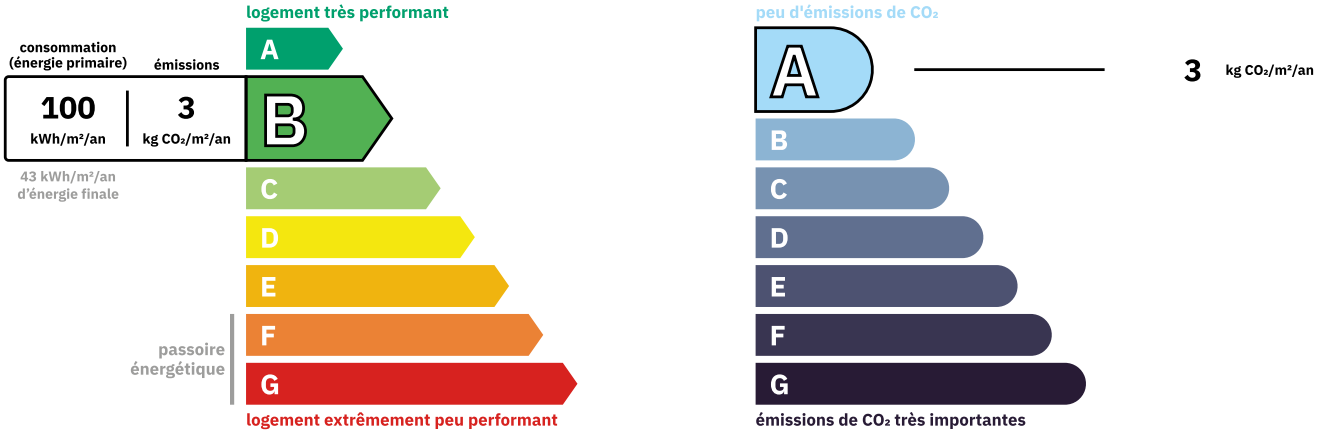
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1030 € and 1450€ for 2023

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.

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

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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