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# Apartment with garden - Carnot/Lévis district

Paris, Paris, Paris Ile-de-France



€995,000

inc. of agency fees

2 Beds

**70** sqm

Located on a quiet street in the 17th arrondissement, close to the renowned shops of Rue de Lévis, this 67.41 sqm Carrez apartment offers an exceptional...

#### At a Glance

**Reference** MFH-PARIS11131-C2

Near to Paris

Bed 2

Pool No

**Price** €995,000

Hab.Space 70 sqm

Land Tax N/A

Located on a quiet street in the 17th arrondissement, close to the renowned shops of Rue de

Lévis, this 67.41 sqm Carrez apartment offers an exceptional living environment with its 55

sqm southwest-facing garden for exclusive use.

Located on the ground floor of a beautiful old building, this dual-aspect property combines

old-world charm with modern comfort.

The entrance opens onto a spacious living room with a beautiful ceiling height of nearly 3

meters (possibility of a second bedroom).

The separate kitchen is fully equipped.

The master bedroom has a large custom-made dressing room and is accompanied by a

functional shower room.

This property benefits from a sought-after school district (Lycée Carnot) and offers the

possibility of practicing a liberal profession.

A cellar completes this property.

Malesherbes metro station (Line 3)

+33 6 23 54 34 32

Condominiums of 36 units (No proceedings in progress).

Annual expenses: 2516 euros.

Summary

Property type: Apartment

Bedrooms: 2

Price €995,000

**Key Information** 

Internal Area: 70 sqm

Has a Garden Yes

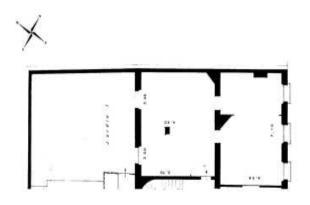
**Location: Paris Ile-de-France** 



# Gallery







Document non contractuel























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#### S. and L. BROWN



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