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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

Price €995,000

Bed 2

Pool No

Hab.Space 70 sqm

Land Tax N/A

### Property Description

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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