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## Ecological New Construction Paris Rive Gauche, Next To The Seine

Paris , Paris , Ile-de-France



# €903,000

inc. of agency fees

2 Beds      1 Baths      71 sqm

Living in Paris remains attractive. Whether for a study, as a Pied a Terre or for telecommuting in a city that is still full of life...

### At a Glance

**Reference** MFH-PROAN649290  
**Bed** 2

**Near to** Paris  
**Bath** 1  
**Pool** No

**Price** €903,000  
**Hab.Space** 71 sqm  
**Land Tax** N/A

### Property Description

Living in Paris remains attractive. Whether for a study, as a Pied a Terre or for telecommuting in a city that is still full of life and love: Paris is for everyone. The expectations for a house in the Paris of tomorrow are no longer those of yesterday. Creaking wooden floors, yellowed floral wallpaper and a lot of noise, you will still find that in a 1-star hotel. But modern people in a city like Paris want the design and architecture of buildings

to serve well-being.

Ecological new construction Paris 13th arr. Live and study next to the Seine

Remarkable and unique in its design, this residence offers a green environment to reconnect city dwellers with nature and bring a new atmosphere. Like a poetic hymn, the environment invites relaxation in the heart of the 13th arrondissement, on the left bank of the Seine.

Overlooking the banks of the Seine, well-being and conviviality are expressed with elegance. Trendy restaurants coexist with art galleries in this easily accessible area. There are many new facilities, sports complexes and start-ups. In short, this district is bustling!

A MODERN, CULTURAL AND CONNECTED PLACE

Culture

13 min. MK2 Library and cinema

15 minutes. from the National Library of France

16 min. From Bercy park and Bercy Village 20 min. from the AccorHotels Arena

Public transport

6 mins from Tram T3a - Avenue de France stop

10 minutes. from the RER C station and metro line 14, François Mitterrand Library stop

9 min. From Paris-Gare-de-Lyon (by car)

To school

4 mins from Paris-Diderot University

6 min. From the Ecole des Grands Moulins, from the college Thomas Mann 7 min. from the nursery Les Petits Tourbillons

8 min. From the kindergarten Mairie de Paris 13th

Shopping

5 minutes. from the Franprix © supermarket

8 minutes from the Monoprix © supermarket

10 minutes. from the Vincent-Auriol market (by car)

Innovative living in Paris

These new-build apartments in Paris encourage everyone to experience the city differently. From your balcony, amid vegetation of plants and shrubs, you can enjoy an unobstructed view of the Parisian sky, pleasant coolness in summer and protection from the wind in winter. Nature is a real source of well-being and comfort and technology are combined in this new living environment. From studios to 5 rooms, all apartments are designed to be open to nature and sunlight.

These new-build apartments in the Rive Gauche district in Paris are equipped with a balcony whose innovative structure makes it easy to house trees and plantations so that each accommodation offers its residents a peaceful and intimate living environment.

Nature on every floor

The residence's roof terrace has communal gardens; a unique opportunity to reclaim the air and organize a

collective project. Growing your own vegetables at home, in a residence with modern and up-to-date comfort, all in the heart of Paris!

Each balcony is equipped with a fiber concrete planter, pre-planted and equipped with an automatic watering system programmed for optimal water consumption. Plants that have been carefully selected for their polluting properties and their adaptation to the Parisian climate contribute to a redesigned, healthy and sustainable life. This is your contribution to improving your immediate environment and promoting biodiversity in the city.

Prices new construction Paris Rive Gauche

Studio 30 m2 346,000 euros

1 bedroom 50 m2 646,000 euros

2 bedrooms 70 m2 887,000 euros

3 bedrooms 95 m2 1,192,000 euros

Inquire about current availability.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€903,000

### Key Information

Internal Area:	71 sqm
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### Location: Ile-de-France



# Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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great service  
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send money abroad 24/7 excellent rates