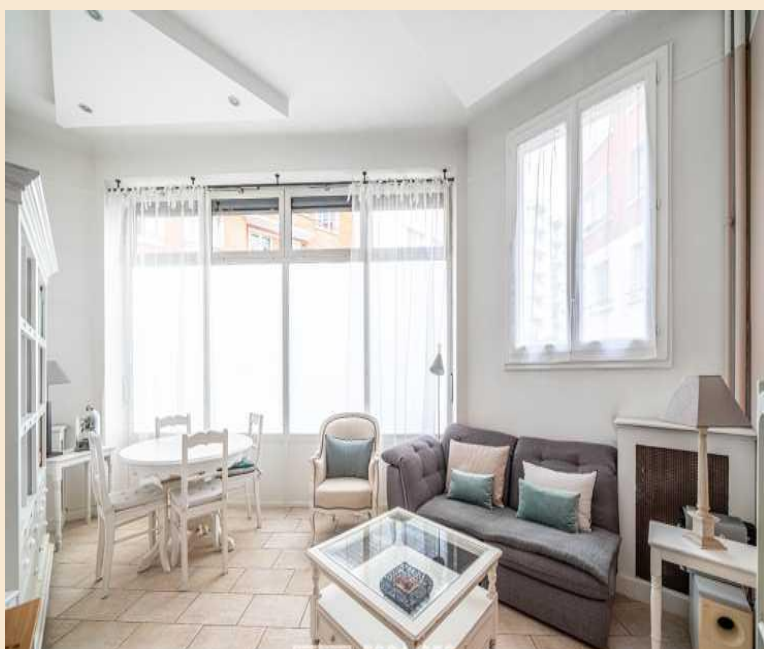


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Charming ground-floor apartment near Vaugirard and Place d'Alleray

Paris , Paris , Paris Ile-de-France



€720,000

inc. of agency fees

3 Beds

80.15 sqm

Located in the heart of the 15th arrondissement of Paris, just steps from Place d'Alleray and not far from Gare Montparnasse, this 80 m² (80.15 m² under the Carrez law) ground-floor apartment combines...

At a Glance

Reference MFH-PARIS9349

Bed 3

Near to Paris

Pool No

Price €720,000

Hab.Space 80.15 sqm

Land Tax N/A

Property Description

Located in the heart of the 15th arrondissement of Paris, just steps from Place d'Alleray and not far from Gare Montparnasse, this 80 m² (80.15 m² under the Carrez law) ground-floor apartment combines charm and tranquility.

In a 1930s building within a well-maintained co-ownership, this property benefits from a bicycle storage

room and a cellar.

Upon entering, on the left, a spacious and family-friendly eat-in kitchen is revealed.

On the right, a large pantry offers very practical storage space.

The hallway then leads to three bedrooms equipped with large built-in wardrobes and a shower room.

At the end of the hallway, the living/dining room impresses with its high ceilings and large bay windows, filling the room with natural light throughout the day. This generous and elegant space enhances the unique character of this inviting living area.

The layout, ideal location, and surrounding tranquility make this apartment a rare and sought-after property in the area.

A parking space nearby is also available for purchase at an additional cost.

ENERGY CLASS: F / CLIMATE CLASS: E. Estimated average annual energy expenditure for standard use, based on the years 2021, 2022, 2023: between euros2,200 and euros3,020.

Transportation: Vaugirard (Line 12), Plaisance (Line 13)

- EI - RSAC: Paris

Condominiums of 55 units (No proceedings in progress).

Annual expenses : 3971 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€720,000

Key Information

Internal Area:	80.15 sqm
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Location: Paris Ile-de-France



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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.

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C. BAUER – Sunday Times

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