



Apartment

PARIS 12EME ARR. (75)

978 900 €*

* Agency fees to be paid by the seller



66 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Explore the perfect balance between space, comfort and privileged location in this 65.8 m² apartment, nestled on the 4th floor of a modern residence in the heart of the 12th arrondissement of Paris. A spacious entrance of 7.97 m² which leads you to a living room-kitchen of 31.98 m², bathed in natural light. The room opens onto an 8.16 m² balcony-terrace, an ideal outdoor space for relaxation and convivial moments. Two generous bedrooms, each with their own built-in wardrobe. Create intimate and comfortable living spaces according to your desires. A large bathroom of 4.04 m² for your comfort and separate toilet. You will be delighted by the location of this residence, close to the T3a tramway, the L1 and 6 metros. The 12th arrondissement of Paris is renowned for its friendliness, its local shops and its amenities. Ideal for families, this district offers many renowned nurseries, schools and colleges in eastern Paris. Nature lovers will find what they are looking for with the possibilities for walks along the banks of the Seine, in the Parc de Bercy, on the Coulée Verte and in the Bois de Vincennes. Lake St Mandé is also nearby for moments of outdoor relaxation. This residence was designed with high-end materials, preserving the charm of urban comfort. The apartments are connected and eco-responsible. Quality materials, high-end services. The apartments are connected, low energy consumption. (non-contractual photo). Move-in planned for 1st quarter 2025. Contact me for more information. Information on the risks to which this property is exposed is available on the Georisks website.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

For more information about this property, please contact our English-speaking staff by telephone (0033499 614472) or e-mail (<[>http://www.capifrance.co.uk](mailto:)> www.capifrance.co.uk> Estate Agency CAPIFRANCE – We look forward to finding you your dream home!



**Bénédicte
CALVANESE**

**PARIS-17EME-
ARRONDISSEMENT
(75017)**

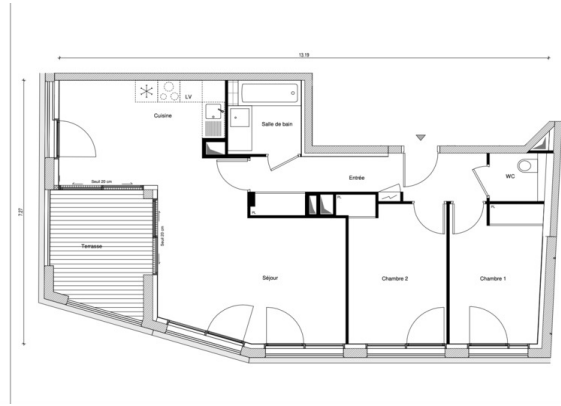
Agent

RSAC : 422 547 703 00021

Courts service city : PARIS

(+33)6 10 28 42 55

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 304121
Property type Apartment
Floor number 4
Exposure ND

SURFACES

Living space 66 m²
Surface Carrez Law 66 m²

COMPOSITION

Number of rooms 3
Number of bedrooms 2
Terrace 1

APPENDIX

Parking couvert
Parking space 1
Videophone Non

CONDOMINIUM INFORMATION

Condominium property Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle