



L'Arbre de Vie

REFURBISHED FLAT NEAR EIFFEL TOWER AND CHAMP DE MARS GARDENS
Avenue de La Bourdonnais, Paris 7^e, 80 sqm



Near the Champ de Mars and close to the lively shopping areas St Dominique, Grenelle and Clerc streets, Refurbished apartment on the 2nd floor of an Haussmannien building, which used to be called the « noble floor », because of its high ceiling and long balcony, with a beautiful view of the Tour Eiffel. Moldings, fireplace, wooden floor “point de Hongrie”. Elevator, renovated entrance hall and common parts.

Bright, with South West and North Est double exposure for the living rooms, and East for the bedrooms

80 m2 Carrez, completely refurbished by an architect, with air conditioning
2 bedrooms 15,4m2 and 9,63m2,
Entrance, living room of 17,76m2, large dining and fully equipped kitchen of 25.95m2.
1 shower room including a toilet, and a separate guest toilet

Cellar with with armored door. Bike storage on the ground floor.

Price 1 400 000€, transactions fees to be paid by the buyer 2% VAT included
Good energy diagnostics : DPE D (238) et GES B (7) Average annual charges : 2 200€

Virtual tour on <https://my.matterport.com/show/?m=1rB5pve3x8x>

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Emplacement de ce bien

At the foot of the Eiffel Tower, a few steps from the Champ de Mars Park, near the shops of rue St Dominique, rue Clerc and rue de Grenelle, this district is emblematic of the Parisian quality of life.

L'offre académique (École Active Bilingue Jeannine Manuel, Établissement privé catholique La Rochefoucauld, Conservatoire, American University of Paris) et culturelle (Musée des Arts Primitifs - Jacques Chirac, et à quelques encablures : Musée d'Orsay) y sont de premier ordre.

The academic establishments (Jeannine Manuel Active Bilingual School, La Rochefoucauld Catholic private establishment, Conservatory, American University of Paris) and cultural offers (Musée des Arts Primitives - Jacques Chirac, and not far away: Musée d'Orsay) are first-rate.

This district is also served by several Bus lines (42,80,92,69,63, etc.), as well as by the RER lines Alma and Tour Eiffel, and the Alma Marceau and Ecole Militaire metro stations.

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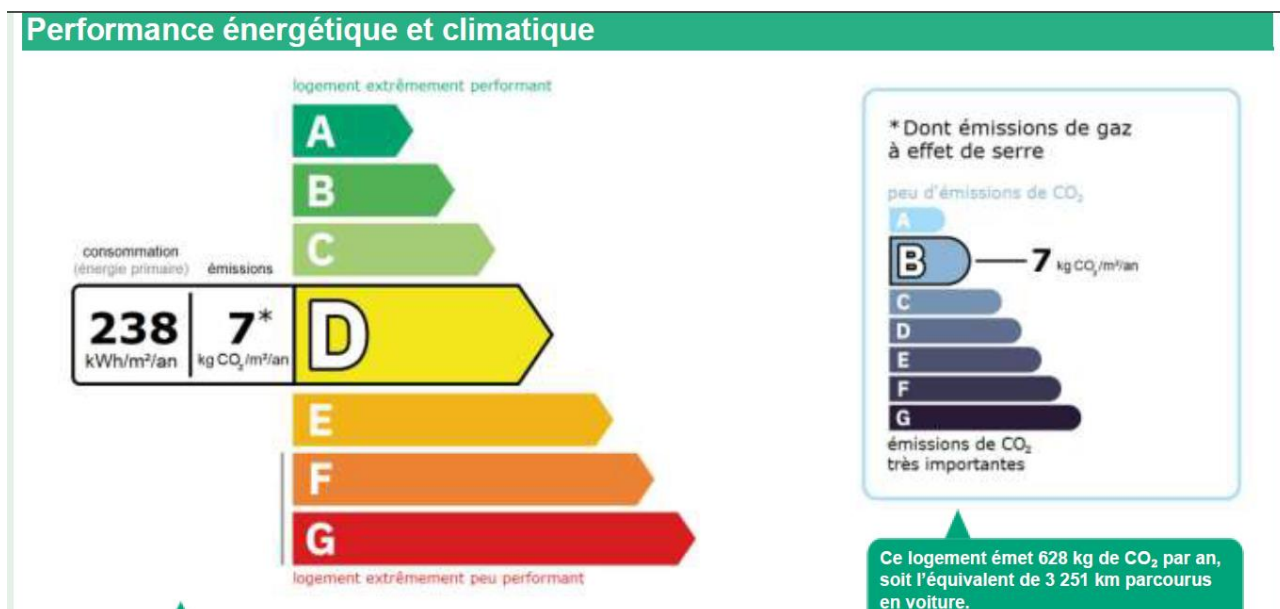
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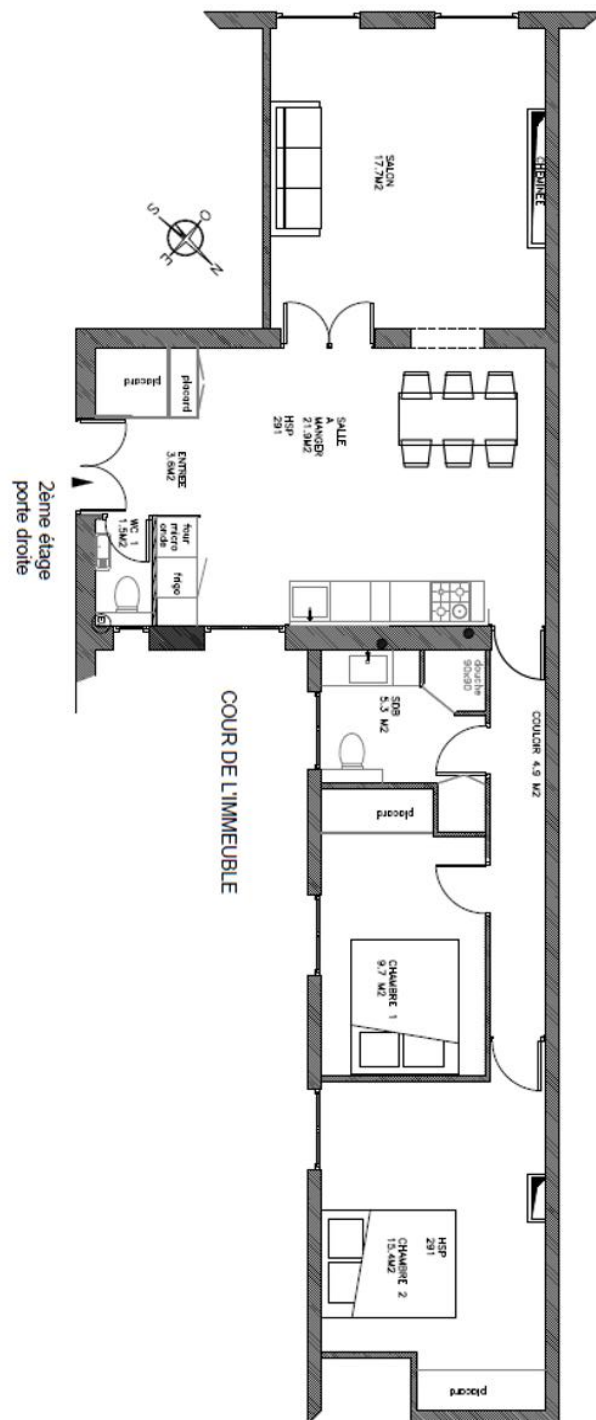
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