VENDÔME ESTATE



# CHAMPS DE MARS - FURNISHED RENT - 7me

rue Sédillot 75007

On request

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|---|---|---|
| Apartment<br>124,0 m2<br>Floor: 4 | Rooms: 5<br>Bedrooms: 2 | Bathrooms: 2 |

**Elegant Furnished Apartment – 124 sqm – 2 Bedrooms + Study – Paris 7th**

Just a short walk from the Champ de Mars, the Seine River, and many of Paris' most iconic landmarks, this exceptional 124 sqm furnished apartment is located on the fourth floor of a distinguished Haussmannian building.

Fully renovated to the highest standards, it perfectly combines the timeless charm of period architecture with contemporary comfort. Original mouldings, marble fireplaces, and herringbone parquet flooring create an elegant and quintessentially Parisian living environment.

The apartment is centred around a spacious, light-filled reception area, enhanced by large windows and a south-east exposure. The living room, dining area, and open-plan kitchen flow seamlessly together, creating an inviting and refined entertaining space.

The bespoke kitchen blends discreetly into the reception area thanks to its sleek minimalist design and premium appliances.

The sleeping quarters comprise two bedrooms, including a principal suite with its own en-suite shower room, as well as a second shower room. A separate study completes the property and can easily be converted into a guest bedroom.

Situated in one of the most desirable residential neighbourhoods of Paris' 7th arrondissement, the apartment enjoys immediate access to high-end boutiques, renowned restaurants, public transport, and the beautiful green spaces of the Champ de Mars.

**Rental Terms**

- Available from July 2026
- Monthly rent: €6,500, including charges
- Fixed monthly charges: €500, including building charges, internet, and weekly housekeeping (4 hours)
- Electricity and gas are payable by the tenant

**Civil Code lease** (secondary residence or corporate lease)

- Security deposit: equivalent to two months' rent
- Agency fees payable by the tenant: 10% of the annual rent (excluding VAT)

Information regarding potential risks affecting this property is available on the official website: www.georisques.gouv.fr [1]























## Details

- Entry hall
- Duble reception
- Dining room
- Open plan kitchen
- 2 bedrooms
- 2 shower rooms
- WC
- Balcony

## Additionally

- South-East exposure
- Resident building concierge
- Elegant common areas
- Period charm
- Refined interior design
- Fully furnished and equipped
- Ample built-in storage throughout

## Legal information

**Energy Performance Certificate (EPC)**

- Energy consumption: **230 kWh/sqm/year (Class D)**
- Greenhouse gas emissions: **43 kg $CO_2$/sqm/year (Class D)**

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**Liens**
[1] http://www.georisques.gouv.fr/
[2] http://www.georisques.gouv.fr