

75011 PAUL BERT/CHARONNE, lovely 4-room apt (2 beds), 100m2, on the 6th & last floor of a 1900 bldg with lift

EXCLUSIVE

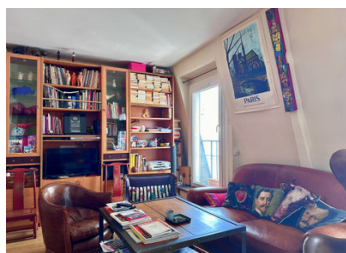
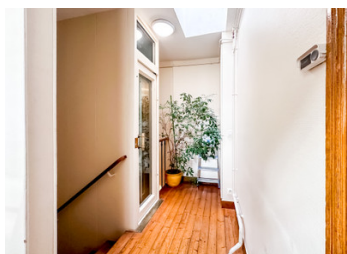


INFORMATION

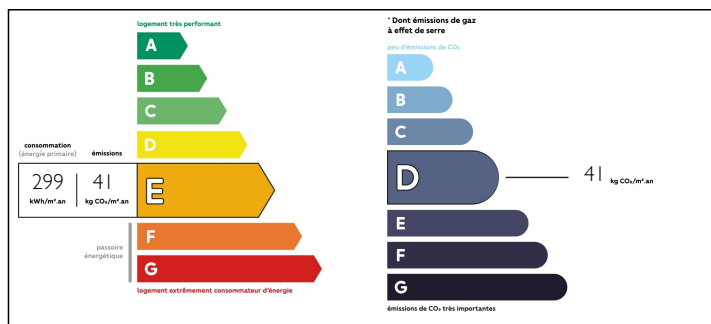
Town:	Paris 11e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	100.47 m2
Plot Size:	0 m2

IN BRIEF

PARIS 11th - Paul Bert/Charonne - 6th and top floor - Elevator - 4 rooms (T4) - 100m² - Energy rating E - Just steps from Square Raoul Nordling and 10 minutes from the Aligre market, this 100.47m² apartment (93.13m² Carrez) offers a clear view and exceptional brightness. Located on the top floor of a secure and well-maintained Haussmann building from 1900, with a modern elevator, this apartment with no overlooking neighbors has been fully renovated with no wasted space. It features a large 37m² living room, an equipped American-style kitchen, two bedrooms, an alcove used as an office, and two bathrooms/shower rooms. The apartment is cross-ventilated, oriented East/West, and quiet, facing the courtyard. A true haven of peace in the heart of the Sainte-Marguerite district, the quietest in the 11th arrondissement, known for its family-friendly and residential atmosphere. You will also enjoy the nearby shops and cinemas of Faubourg...

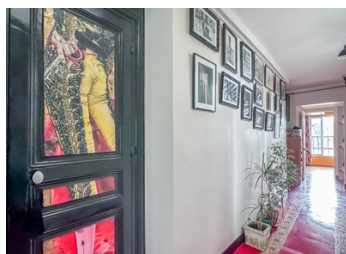


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Energy Performance

- 299 E / 41 D --> Final Energy 221 D
- Essential work to move to C --> between €18,600 and €27,800

Details of surfaces for lots included in the price:

- Apartment No 26,27,28&52 --> Weighting 96.77m² = €11,883 euros/m²
- Total livable --> 100.47m² Livable; 93.13m² Carrez

Details of rooms: Living room/Kitchen 37.6 m²; Bedroom1 12.31 m²; Bedroom2 10.6 m²; Office 8.97m²; Shower room 3.65 m²; Bathroom 5.77 m²; Corridor 10.94 m², Total closets 2.39; WC 0.9 m² - Cellars No 1 & 2 --> 7.28 m² (2m HSP) valued at €2,000 euros/m²

- Total proportionate lots --> 877 / 9861th of the common areas of the building of the common areas of building B and 20/1032nd

Investor information:

- Furnished rental potential €26.4 / m² / month --> €2,459 (ref DRIHL or SeLogger) --> Projected yield 2.56%
- Ideal roommate --> 3 possible bedrooms for an increased income of +17 to 25% --> Projected yield 3.20%

Features: Renovated in 2001, the apartment has been completely remodeled and is ready to move in after a fresh coat of paint. It features a modern, recent kitchen, east/west orientation, bright and sunny with large double-glazed windows facing the courtyard. It is adaptable with the possibility of creating a third bedroom. The space has excellent potential and is very well located, with a ceiling height of 2.61 meters. The attic is insulated (with the possibility of purchasing it subject to the freeholders...

LOCAL TAXES

Taxe foncière: 1450 EUR

NOTES