

75014 Didot/Montparnasse - Beautiful 4-room apt, 76m2, 2 beds on the 1st floor of a 1910 secure bldg with lift



## INFORMATION

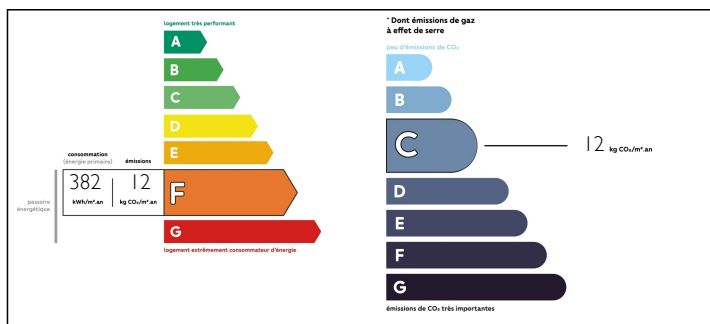
Town:	Paris 14e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	76.2 m2
Plot Size:	0 m2



## IN BRIEF

PARIS 14th - Didot/Montparnasse - 4P(T4) - DPE labels: F / C - 76.20m2 (see 360 & plan) - A stone's throw from the famous rue Daguerre and 750m from Gare Montparnasse, on the 1st floor of a secure building from 1910 with elevator, beautiful crossing apartment ideally facing south-east and bathed in light (76.20m2 Carrez) with kitchen open onto the living room and beautiful open view. This bright and quiet 4-room apartment of 76.20m<sup>2</sup> Carrez includes an entrance leading to the living room of approximately 27m<sup>2</sup>, a fully equipped American-style kitchen area, a room of 7m<sup>2</sup> that can be used as a dining room, 2 bedrooms of 13.53m<sup>2</sup> and 9.89m<sup>2</sup>, a bathroom, separate toilet and numerous cupboards and storage space. The apartment is bathed in light through its largely glazed facade and offers a rare haven of peace. A stone's throw from the shops, this building of 16 apartments...

## 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

Energetic performance

- 382 F / 12 C --> Final Energy 166 D
- Essential work to upgrade to D --> between €1900 and €2900

Surface details for lots included in the price:

- Apartment No 4&5 --> Weighting 76.20m2 = 11.942 euros/m2
- Total habitable --> 76.20m2 Habitable; 76.20m2 Carrez

Room details: Living room 26.88 m2; Kitchen 10.62 m2; Annex room 7.02 m2; Bedroom 9.89 m2; Bedroom 1 13.53 m2; Bathroom 5.38m2; Clearance 1.91 m2

- Cellar No 34 --> 4.5m2 (2m HSP) valued at 2,000 euros/m2

- Lots total freehold --> 112 / 1000th of the common parts of the building

Investor information:

- Furnished rental potential €26.40 / m2 / month --> €2.012 (ref DRIHL or SeLogger) --> 2.65% projected yield
- Ideal shared accommodation --> 2 bedrooms possible for an increased income of +17 to 25% --> 3.31% projected yield

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES

Services: apartment completely remodeled by having attached 2 apartments, and ready to move in after a refresh of the paintwork, recent and modern kitchen, S/E orientation, crossing and bright with large bay windows on the quiet street side, modular and possibility of making a 3rd bedroom, beautiful volume to exploit and very well located, 2.60m ceiling height, white painted parquet flooring, plenty of cupboards and storage space, 1st floor out of 5, two apartments on the floor, secure building (Vigic + Intercom/digital code and armored door), elevator to standards, high-speed fiber optic, large room for strollers and bicycles, street parking, and individual electric heating, no co-ownership work