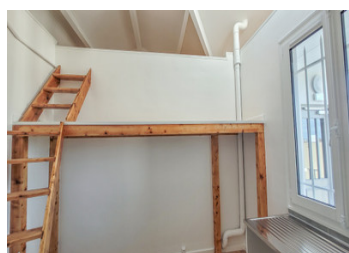
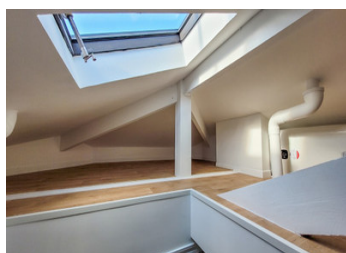


Service room on the top floor of a beautiful Haussmann building in the heart of commercial Neuilly.



INFORMATION

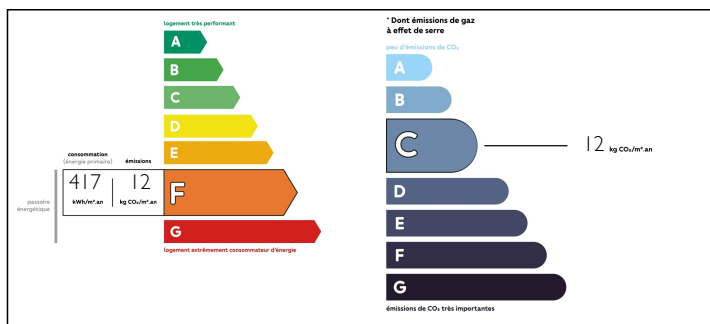
Town:	Neuilly-sur-Seine
Department:	Hauts-de-Seine
Bed:	0
Bath:	0
Floor:	8 m ²
Plot Size:	0 m ²



IN BRIEF

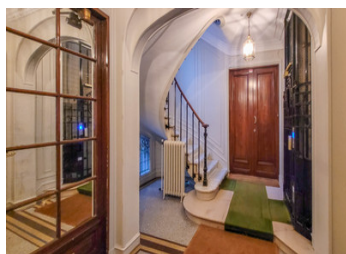
It is ideally located in the best area of Neuilly center near the City Hall, the Theater of Sablons, the Pasteur high school,... This service room of 8m² located on the 7th floor without elevator has just been completely refurbished and has 16m² of additional attic space for sleeping and storage. It has a furniture with integrated stainless steel kitchen sink and a closed shower. The toilets and an individual cupboard are in the immediate vicinity in the common parts also refurbished. The size of 8m² does not allow to rent. The finishing is of quality with parquet floor and an armored door. This room benefits from the light of a window (West) with a nice view on the roofs of Neuilly and a velux (South) at the level of the converted attic. This room is totally quiet thanks to the high floor and the double glazing. With its beautiful high ceiling and...

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

You will appreciate this room strategically located in the heart of cultural, lively and commercial Neuilly and in a beautiful Haussmannian building superbly maintained with quality common spaces and secured (double digicode and armored door).

Quietly located on the top floor with no current neighbors, it includes a kitchenette, a shower area with toilets on the landing, adjacent to the apartment and a sleeping and storage area under the high ceiling.

It benefits from the quietness due to the double glazing and its isolated situation without any opposite, with a west side orientation and a beautiful height under ceiling. No work is required.

Low running costs with charges 110€/quarter, property tax 310€/year, individual electric heating. Ideal for a first acquisition or a pied-à-terre.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 310 EUR

NOTES