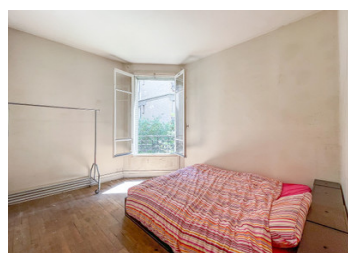


Paris 12 | Bel-Air - Nation | Apartment 33 m | To renovate | T2 | Nice quiet residence

## EXCLUSIVE



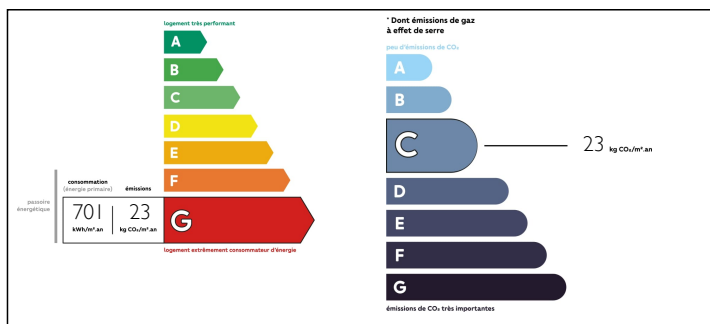
## INFORMATION

Town:	Paris 12e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	33.2 m2
Plot Size:	0 m2

## IN BRIEF

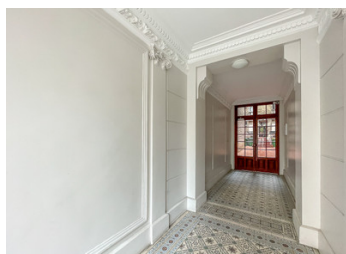
Leggett immobilier offers this charming 2-room flat of 33 m<sup>2</sup> on the 1st floor in a very well-maintained building dating from the early 20th century with caretaker. Needs renovation. Quiet location overlooking a leafy courtyard in the Bel-Air district of the 12th arrondissement, close to Place de la Nation and Cour de Vincennes. Rue de la Voûte is a very quiet street, one of the most sought-after in the district. Comprising a beautiful 13 m<sup>2</sup> living room with mouldings and fireplace, a kitchen that can be opened onto the living room, an independent 10 m<sup>2</sup> bedroom, a shower room and a cellar. The living room faces south-east and the bedroom and kitchen south, providing constant light throughout the day. Some work is required to adapt it to your taste. Estimate for work: between €20 and €25k, easily adjustable.

## 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

The flat is in a prime location, with good public transport links and close to a wide range of shops. This makes it a practical and pleasant place to live every day. With its renovation potential and sought-after location, this flat represents an excellent investment opportunity.

The 12th arrondissement of Paris is a dynamic and diverse district, offering a mix of residential areas, lively shopping areas and green spaces. With attractions such as the AccorHotels Arena concert hall, Parc de Bercy and the Promenade Plantée, it offers opportunities for entertainment and relaxation. The Nation district is a central point with a large square and convenient transport options. With the Bois de Vincennes nearby, it is a lively district offering a multicultural experience with a variety of restaurants and markets.

Porte de Vincennes is a notable landmark in Paris, France. Located in the eastern part of the city, it serves as a major gateway and transport hub. The Porte de Vincennes is known for its iconic triumphal arch, which marks the entrance to the city. It is historically significant and a popular spot for visitors and residents alike. Around the arch is a lively intersection with a variety of shops, cafés and restaurants, providing a vibrant atmosphere. The area is well served by public transport, making it easily accessible from different parts of the city. Porte de Vincennes is not only a transport hub, but also a gateway to explore the neighbourhoods of eastern Paris, renowned for...

## LOCAL TAXES

**Taxe foncière: 555 EUR**

## NOTES