

75009, very attractive 5-room duplex (T5) for 132 m2 + balcony on the 5th floor of an 1850 Art Deco building w



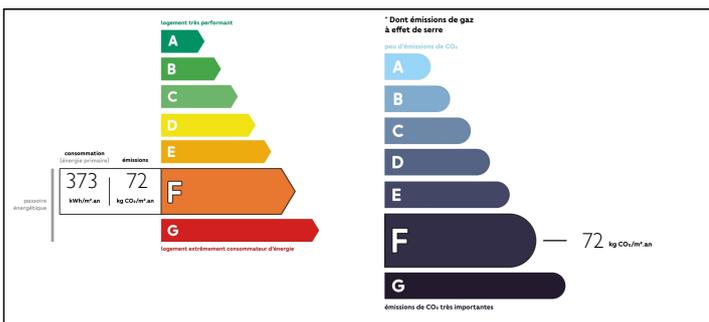
## INFORMATION

Town:	Paris 9e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	0 m2

## IN BRIEF

PARIS 9e - Metro Havre Caumartin or Montmartre Gare St Lazare- 5 Rooms (T5) - 132 m2 + Balcony - Energy label class F - 2 steps from Galeries Lafayette and Gare Saint Lazare. In the heart of a very well-maintained freestone building. A spacious flat with 2.80 m high ceilings, herringbone parquet flooring, mouldings and fireplaces. An independent, fully-equipped dining kitchen with its own service entrance. This light-filled, walk-through apartment has a spacious 35 m2 living and dining room with two small east-facing balconies, one of which has a table and 2 chairs so you can enjoy the unobstructed view over the roofs of Paris. On the 6th floor, the master suite with its study area and bathroom enjoys the privacy and tranquillity of being on the top floor. This character building is located in a lively pedestrian street, surrounded by shops and not far from the famous Parisian...

## ENERGY - DPE



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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

Room details: Entrance 5.59 m<sup>2</sup>; Living room 35.29 m<sup>2</sup>; Kitchen 16.42 m<sup>2</sup>; Bedroom: 16.82 m<sup>2</sup>; Bedroom 1: 11.84 m<sup>2</sup>; Bedroom 3: 16.94 m<sup>2</sup>; Hallway 12.67; Shower room/WC 3.83 m<sup>2</sup>; Bathroom/WC 5.80 m<sup>2</sup>; Study 7.12 m<sup>2</sup>.

Details of surface areas for the lots included in the price:

- Flat No 1é, 13, 14, 15, 20 --> Weighting 134.7 m<sup>2</sup> = 12,620 euros/m<sup>2</sup>
- Total living space --> 137.23 m<sup>2</sup> Habitable ; 132.32 m<sup>2</sup> Carrez ;
- Lots total tantièmes --> 52 / 1000e

Investor information :

- Furnished rental potential at €35.2/m<sup>2</sup>/month --> €4,671 (ref DRIHL or SeLogger) --> 3.29% projected yield

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

## NOTES

This flat is ready to move into after a fresh coat of paint, with a modern, fully-equipped kitchen. Very spacious, 2.80 m high ceilings with functional fireplace, herringbone parquet flooring and ceiling mouldings, numerous cupboards and storage space with sliding doors integrated into the master suite. 5th and 6th floors out of 6, the only flats on the first floor, secure building (Vigic + Interphone/digicode and armoured door), lift up to standard, fibre optic broadband, bike storage, and gas and electric heating, no co-ownership works voted or planned, charges €480/month including maintenance of common areas + water, property tax in 2022 of €1,200/year, ideal for a family flat and may be suitable for the professions without noise pollution.

In the heart of the Chaussée-d'Antin administrative district, this 6-storey "Art Deco" building with a ground floor was built in 1850, has 1 building with a...