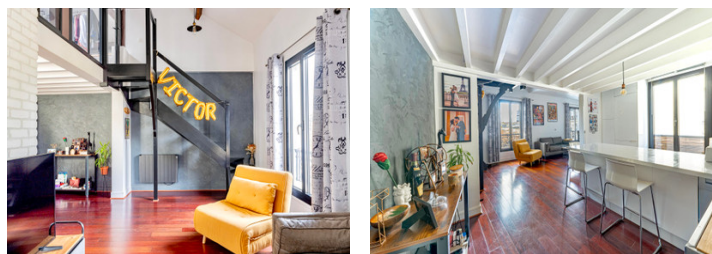


Beautiful loft-style apartment, Batignolles (75017), 3P (T3), 90.65m2, on the 4th floor.



INFORMATION

Town:	Paris 17e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	60.7 m2
Plot Size:	0 m2

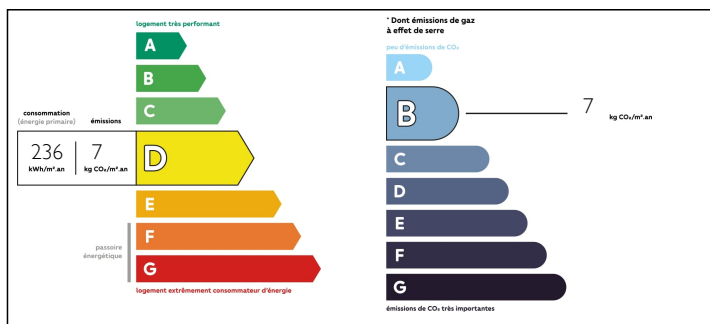


IN BRIEF

Loft-style apartment bathed in light. On the 4th and last floor, duplex of 90.65m2 on the ground (60.57m2 Carrez) benefiting from a breathtaking and unobstructed view of the Square des Batignolles. It includes: entrance, living room, fully equipped open kitchen, bedroom, bathroom and toilet. Upstairs, a large bedroom (37m2 floor space) with plenty of storage space. Located in the heart of the Batignolles district's stores and boutiques. Subject to the status of the 3 lot co-ownership.

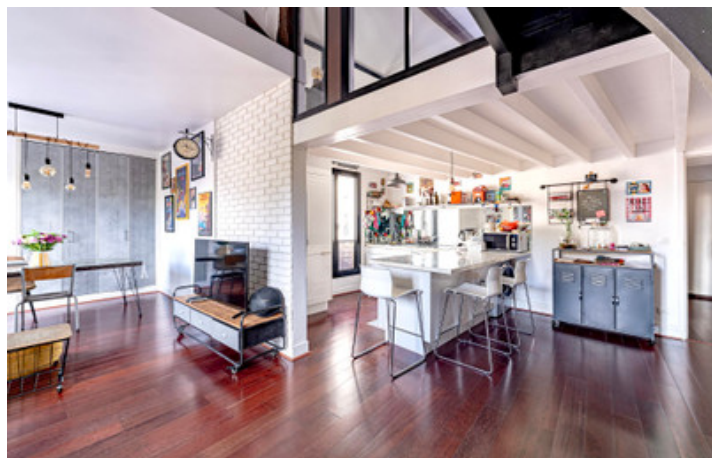


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 732 EUR

NOTES

DESCRIPTION

Surface details:- 90.65m² on the (4th) ground floor (60.57m² Carrez). Entrance 3.6m². Shower room 5.84m². Separate kitchen 13.83m². Living room 14.01m² and Salon/living room 20.59m² overlooking the street. Bedroom 7.72m². A Second large bedroom (Mezzanine) 8.99m² with a Dressing Room (Floor surface area 37.31m²). Average ceiling height: - 2.5m.

Building services: - A 4-storey building built according to Haussmann codes. The date of construction is before 1948. The building is well maintained and secure (Intercom/digital code for the interior door leading to the stairwell)

Apartment services: - Ready to move in. On the 4th floor out of 4. The apartment is sunny, with the added advantage of having two orientation. The main rooms are oriented north-east overlooking the street. The rooms overlook the building courtyard with a West orientation. A fully equipped open kitchen.

Property tax 732€/year

Charge 220€/month including maintenance of common areas.

Electric heating.

Location:- Proximity to transport, shops, sports and entertainment. Located in the heart of the Batignolles shops, this 4-storey "Haussmannian" building is located 386.6m from Brochant metro station (L13), 300.77m from Pont Cardinet station (L14).

Batignolles Covered Market:-

Three covered markets are open five days a week:

Tuesday and Friday from 9 a.m. to 2 p.m. - 4 p.m. to 8:30 p.m., Saturday from 8:30 a.m. to 8:30 a.m., Sunday from 8:30 a.m. to 2 p.m.

Supermarket :-

Carrefour Market 334.4m: Mon - Sat 8:30 a.m. - 9