

Paris 75009, Le Faubourg Montmartre, a studio of 27m2 (T1) | 1 Bedroom possible + a cellar, bright with a large window over the entire facade, on...

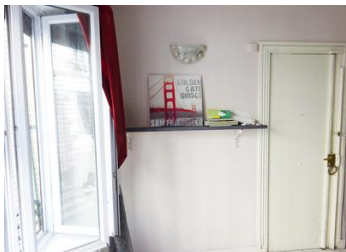


INFORMATION

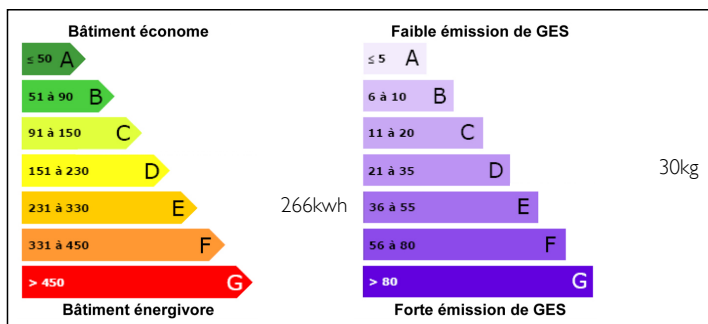
Town:	PARIS IX
Department:	Paris
Bed:	1
Bath:	1
Floor:	27 m2
Plot Size:	0 m2

IN BRIEF

Paris 75009 - The Faubourg Montmartre - a studio of 27m2 (26.34m2 carrez) | Room, (1 Bedroom possible) + Cellar - formerly office, ideally located in the heart of a festive district of the 9th arrondissement, bright with its bay window facing S/W overlooking quiet street. The studio is composed of a large living room separated by a removable curtain, a sleeping area, a separate closed kitchenette and a bathroom with toilet included. On the ground floor of a well maintained building enjoying a lively area surrounded by shops, cafes, theaters, museums and auditoriums. Ideal for investment, sold rented until September 2020. To renovate and bring up to date. (See 360 and Plan)



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

Miscellaneous: Bright with large bay window facing S/W overlooking quiet street, well located, on ground floor on 5 floors, secure building well maintained (Vigic and reinforced door), fiber optic, gas central heating, no joint ownership voted or planned, charge of 180 € / month including heating, cold water and maintenance of common parts, property tax of 440 € / year, rental potential around 1100 € / month.

In the heart of the Faubourg Montmartre district, this old building renovated in 2002, is built on a plot of 80 m2, located 271m from the subway station Cadet (L7) and 280m from the Station les Grands Boulevards (L8 / 9) and 480m from the Richelieu-Drouot station (L8 / 9). Sectorized college Lamartine.

LOCAL TAXES

Taxe foncière: 440 EUR

Close to : The Folies bergères, the Rex cinema, the Grévin museum and covered walkways Jouffroy, Panoramas and Vivienne, boulevards and department stores, Montmartre and Pigalle, Olympia de Paris, Drouot auction house, limit of the 8th and 2nd arrondissements.

The 9th arrondissement, shopping and leisure area. The north leads you to Montmartre via the famous Pigalle, intimate and unexpected area. The south of the arrondissement leads to luxury shops (Galeries Lafayette, Printemps) and the Opéra Garnier. The 9th offers numerous shops, restaurants and theaters, museums (the Grévin Museum, Fragonard Fragrance Museum in a Napoleonic era mansion or the Museum of Romantic Life with its beautiful shaded garden). The covered passages of the 9th arrondissement are also interesting for their layout and architecture (from the 19th century) as...

NOTES