

75013 between Italy 2 and Butte aux Cailles, breathtaking view for this 87m2, 2/3 bed with air conditioning

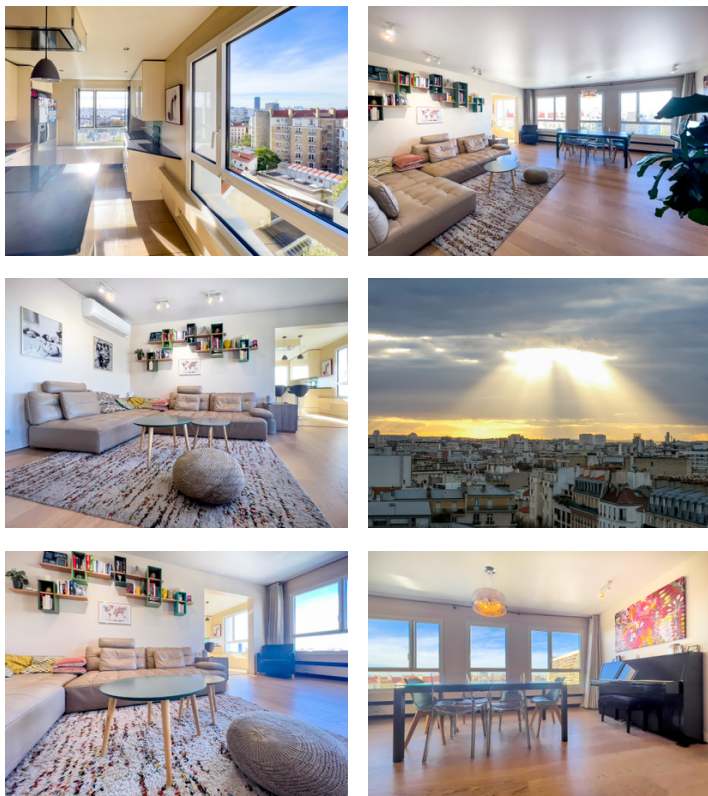


INFORMATION

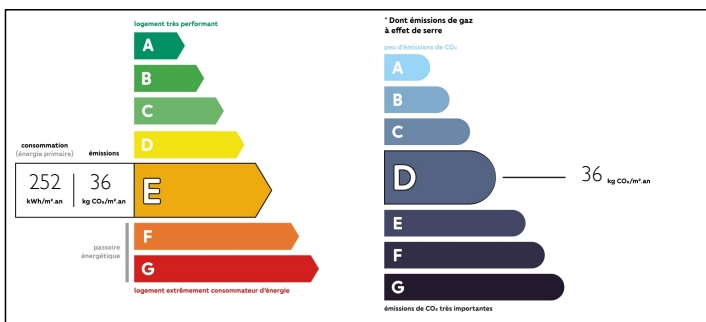
Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	3
Bath:	1
Floor:	86.89 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75013 - Vandrezanne - 87 m2 - 4 Rooms (T4 - 2/3 bedrooms) - See map and 360° tour - The Butte aux Cailles and the Italie Deux shopping centre at its feet, a corner property bathed in light through its large glazed facade facing the Parisian monuments with superb views overlooking Paris in addition to a magnificent panorama at sunset. A great opportunity for this air-conditioned 9th floor, with its many full height windows, facing W and N with a surface area of 86.89 m2 carrez that can be modified (3rd bedroom possible) to create a quiet family flat worthy of the '21st century'. It includes an entrance with office area open to the living room (31m2) including music corner, living room and dining room extended by a semi-open kitchen or 3rd bedroom! The night area includes 2 bedrooms, a bathroom and independent toilets. A cellar and a...

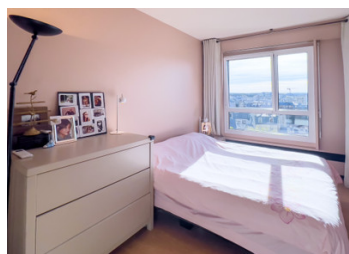


ENERGY - DPE



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: 1146 EUR

NOTES

DESCRIPTION

Areas details - Jade Tower :

- Apartment No 398 --> 86,89m² = 8.747 euros/m²
 - Cellar No 298 --> 2m² (valued at 1800 euros/m²)
 - Private parking space No 3257 (+ 10.000 euros)
- Furnished rental potential of 2546 euros/month = 4.03% annual return.

Miscellaneous: First Parisian high-rise building (IGH - 91m), ready to move in, air-conditioned, village atmosphere in the towers ideal for children, independent fitted kitchen, sunny with 7 large floor-to-ceiling windows, 2.50m ceiling height, 9th floor out of 30, five flats on the floor, secure building (guard, security and fire safety, electronic keys, interphone/digicode and armoured door), access to the largest private garden in Paris, 4 lifts, fiber optic broadband, parking space available in addition to the price (10,000 €), collective heating (new boilers), condominium work planned : Renovation of the building entrance hall and fire safety renovation voted and paid for (about 6,000 € for this unit), general charge 550 €/month including 24/7 caretaker - central heating, total freehold 54 / 10000, property tax 1146 €/year, can be suitable for people with reduced mobility and medical or liberal professions without noise pollution.

Built over 30 floors, this 1975 building is located in the administrative district of Maison Blanche and includes 245 apartments. The residence is constructed on a plot of 33048m² located 240m from Tolbiac metro station (L7) and 380m from Place d'Italie and Corvisart metro stations (L6 & L7). Self-service bike system 'Velib' nearby.

13th arrondissement - Known as arrondissement des Gobelins" (meaning...