

Only apartment on this 6th and top floor, 5 units to renovate and redistribute for a total of 59,80m2



## INFORMATION

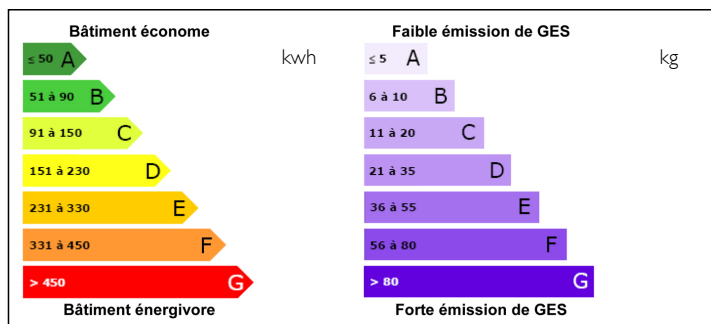
Town:	Paris 9e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	59 m2
Plot Size:	0 m2



## IN BRIEF

Superb panoramic view over the Paris rooftops from this appartement (5 units in need of redistribution) on the 6th and top floor of a 1860 stone building with no lift. On its own on this last floor, a rare opportunity in the heart of this small building of human scale (6 apartments) located Rue Rodier (75009), between Anvers and Cadet. The roof and facade are about to be revovated aswell. Beautiful volume, luminous and calm for these units officially reunited which are to be renovate to 21st century taste to create a superbe double exposure property of 59,80m2 (52.50m2 Carrez). Ideally facing South-East / North-West, four larges windows (2 on street and 2 on court side) plus 3 roof windows for exceptional luminosity. The property includes an entrance hall distributing currently 3 bedrooms, landing, WC and shared kitchen. A rare haven of peace for this exceptional building located in...

## 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

Area lot 25 : Total 59.80m<sup>2</sup> - Carrez law 52.50m<sup>2</sup>

Weighted : 56.15m<sup>2</sup> or 13.535 euros/m<sup>2</sup>

Freehold : 1010/10000

Investment : Furnished rental potential of about 1760 euros/month, ideal for flat share (3 bedrooms possible) for an increased yield of +17 to 25%.

Miscellaneous : 5 lots to renovate and restructure, facing SE/NO, sunny and double exposure, needs to be redistributed and possibility to make 2 bedrooms, beautiful volume to exploit and well located, original features with fireplace, only unit on the 6th and top floor, secure building (electronic pass + entry code system and reinforced door), high speed fibre optic internet, roof and facade renovation voted and paid for, beginning of works planned early spring for a period of 3 months, charge 290€/month including maintenance of common parts + cold water, land tax 488 €/year, ideal first acquisition / pied-à-terre or investment. Also perfect as an office for independent professionals.

Built over 6 floors, this 1860 stone built property is located in the administrative district of Rochechouart and includes 6 apartments plus an hairdresseur on the GF. The residence is constructed on a plot of 102m<sup>2</sup> located 330m from Anvers metro station (L2), 450 m from Cadet metro station (L7) and 470m<sup>2</sup> from Saint-Georges metro station (L2). Self-service bike system 'Velib' nearby.

9th arrondissement - Located on the Right Bank, is a young and vibrant part of the city with many places of cultural, historical, and architectural interest, including the Palais Garnier with...

## LOCAL TAXES

Taxe foncière: 488 EUR

## NOTES