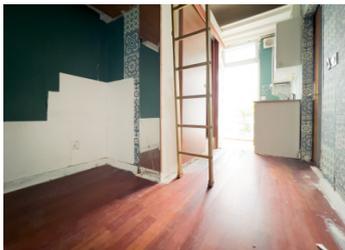
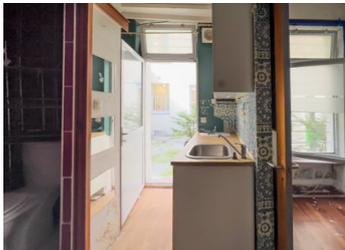
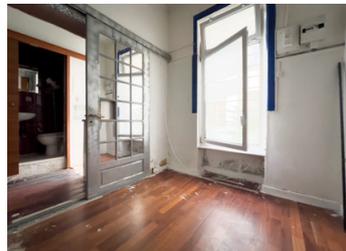
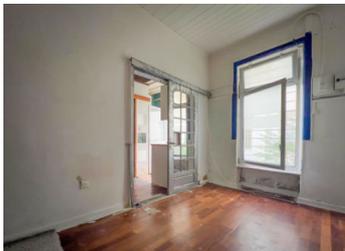


Like a house for this peaceful 23m2 property with 1 bedroom + Mezzanine courtyard side of a 1855 building



INFORMATION

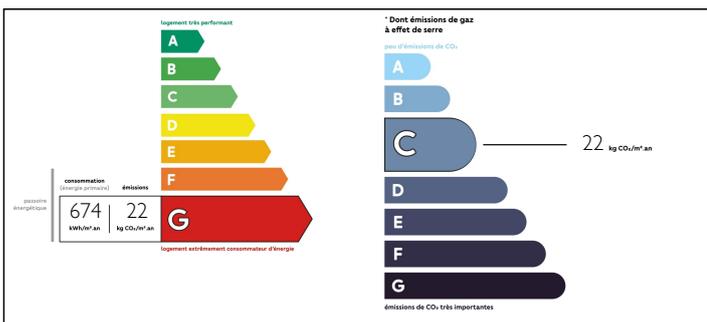
Town:	Paris 11e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	23 m2
Plot Size:	0 m2



IN BRIEF

Paris 75011 - Metro Rue des Boulets - 23,47 m² - 2P (T2) - See map and immersive virtual visit (3D) - In the heart of an old 1855 building, between Boulevard Voltaire and Emile Gallé Public Garden, apartment to renovate with 3,20m HSP, located on the GF located on the wing on the courtyard side. Very quiet, it offers 19.61 sqm of Carrez surface + 3.46 sqm Mezzanine with its private entrance on the courtyard, like a house. This 2 room apartment is in fact 2 adjacent studios today communicating including a living room on one side and kitchen/shower room, Mezzanine and independent WC on the other side. In order to enhance the value and comfort of this space, it needs to be renovated and brought up to standard. It is located in a very Parisian area in full mutation with its local shops, its market and its unavoidable...

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

Area lots 5 & 6 : Total 23.47m² - Carrez law 19.46m²

Weighted : 20.90m² or 9.569 euros/m²

Freehold : 18 / 1000

Miscellaneous : Two lots together of 10m² each, possibility to re-divide the dwelling to make 2 separate dwellings, high speed fibre optic internet, easy off street parking, individual electric heating, freehold and no building renovation voted or planned, charge 79 €/month including water, land tax 89 €/year, secure building (Vigic + Interphone/digicode and armoured door), also perfect as an office for independent professionals.

Built over 5 floors, this 1855 property is located in the area of La Roquette. It is built on a plot of 266 m² located 265 m from Rue des Boulets metro station, the nearest one.

Within walking distance: Opera Bastille, 5min from the traditional twice-weekly Charonne market, Edith Piaf museum dedicated to one of France's most famous songbirds, The smoker museum, the theatres of La Bastille/André Bourvil/La Loge/Ateliers du Chaudron/de la Boutonnière, the gardens of the 'Coulee Verte', Père-Lachaise cemetery, Metro Line 2 | 9.

11th arrondissement - Located on the Right Bank, this district popular among artists is home to the well-known Place de la Bastille, the New Opera and the fashionable Faubourg Saint-Antoine. The latter is an area characterized by cafés, restaurants, nightlife, boutiques and galleries. Rue Oberkampf, replete with gritty Parisian charm, is the place to go to mingle with locals in funky, casual eating and drinking establishments. There are 5 open-air traditional food markets in...

LOCAL TAXES

Taxe foncière: **89 EUR**

NOTES