

75014 MONTSOURIS - Family apartment in a quiet cul-de-sac - 5 rooms (3 bed) with a balcony and lift & parking



INFORMATION

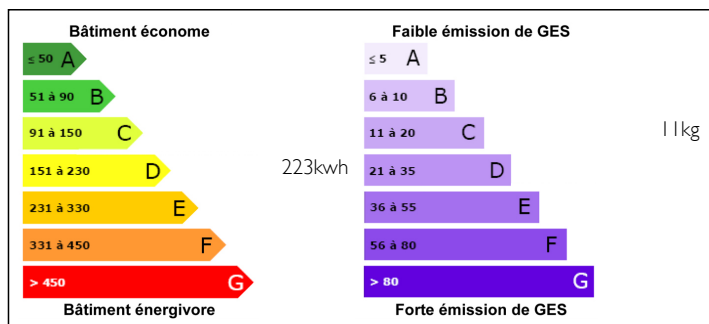
Town:	Paris 14e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	106.25 m2
Outside Space:	4 m2



IN BRIEF

Paris 14th - Montsouris- 5 rooms(3 bed)-106m2 + balcony 4m2 - DPE D - See 360° visit and photos - Located in the heart of a cobbled street, 3 minutes from Parc Montsouris, bright and quiet family apartment with side balcony on the 1st floor of a very well maintained 2004 building with lift (disabled access). Without vis-à-vis and crossing and exposed S/N with beautiful volumes, this property to be redecorated is composed of an entrance with cloakroom, a living room (35m2) with an office (4th bedroom if necessary) with 3 double-glazed French windows onto the outdoor area, its oak parquet floor opening onto the balcony, ideal for breakfast or an apéritif al fresco, it includes 3 peaceful bedrooms overlooking a tree-lined courtyard, 2 shower rooms, a laundry room and a dressing room. In a dynamic district but tucked away from the bustle of the city. Facing the village Reille,...

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: 1567 EUR

NOTES

DESCRIPTION

Surface detail:

- Apartment (lot no. 213) --> 106.25m² or €9.393/m²;
- Total living space --> 106.25m² or Carrez 106.25m²
- Plus balcony S --> 4m²
- Cellar no. 23
- Total freehold --> 265/10000

Placement :

Rental potential of approximately €2,528/month (Ref. Drihl) □ yield 3,19%

- 1 parking space (lot no. 207) - rental potential €155/month --> yield 8%

Miscellaneous: Apartment to be refreshed, modular, facing S/N, beautiful address just a 3 minute walk from Parc Montsouris, original features with oak parquet floors, numerous cupboards and storage, 1st floor (raised ground floor) on 5 floors, secure building by security code and armored door, high-speed optical fiber, electric individual heating, suitable for people with reduced mobility.

No co-ownership work voted or planned, charges €254 per month, property tax €2239 / year, ideal for a first acquisition or pied à terre.

In the heart of the administrative district of Montsouris near the Parc Montsouris and the Cité Universitaire campus, this 5 storey building on the ground floor was built in 2004, houses 1 building with elevator and has 34 apartments. It is erected on a plot of 1451m² located 850m from the Glacière station (L6) and 900m from the Cité Universitaire station (RER B). Sectorized Jean Moulin College 900m and 950m from the Cité Internationale Universitaire de Paris campus. Velib' station 2 steps away.

Diagnostics summary: No materials and products containing asbestos were identified. Absence of signs of termite infestation. Electricity to standards. No gas