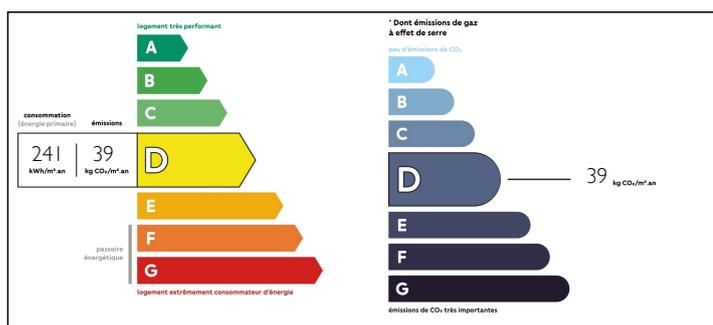


75004, Saint-Paul, charming 3P apartment for 64m2 on 1st F with lift overlooking a beautiful wooded courtyard.



ENERGY - DPE



INFORMATION

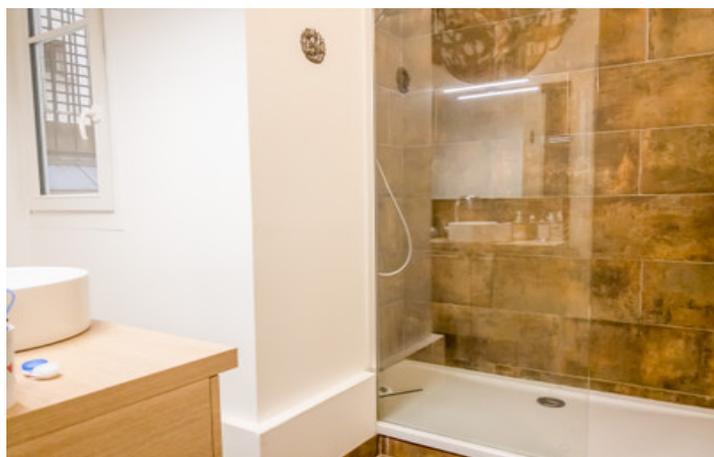
Town:	Paris 4e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	64 m2
Plot Size:	0 m2

IN BRIEF

PARIS 4e - Métro Saint-Paul ou Pont-Marie - 3 Rooms - 63.46m2 - Energy label class D - See 360 tours and floor plan - Just a stone's throw from the Marais and Ile Saint-Louis. Overlooking a vast, south-facing courtyard, on the 1st floor of a superbly maintained 1908 building, this apartment comprises an entrance hall leading to the 16 m2 living room and independent, fully-equipped kitchen overlooking the courtyard. The second living room also opens onto the courtyard, and next door is the independent toilet with a window onto a small courtyard. The 15 m2 east-facing bedroom has a window onto the courtyard, leading to a shower room, and a small 1.81 m2 dressing room. A cellar completes the property. Just a stone's throw from the village of Saint-Paul, with its charming boutiques, antique shops and authentic restaurants. The condominium has access from Rue de Rivoli, not far...

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

Room details:

Entrance: 3 m²; Living room 15 m²; Living room 2: 15; Kitchen 5.75 m²; Bedroom 15 m²; Bathroom 4 m²; Dressing room 1.81 m²

Details of surface areas for the lots included in the price:

- Apartment No. 57 --> Weighting 63.7 m² = 11,773 euros/m²
- Total living space --> 64.01 m² Habitable ; 63.46 m² Carrez.
- Concrete cellar No 2 --> 3 m² valued at 1,000 euros/m²
- Lots total tantièmes --> 65 / 6004e

- Furnished rental potential 35€ / m² / month --> 2,229€ (ref DRIHL or SeLogger) --> 3.56% projected yield

Features:

Apartment ready to move in after fresh paint, new fully-equipped kitchen, south-facing, courtyard side with trees, 2.77 m high ceilings, parquet flooring, 1st of 7 floors, 4 apartments on the upper floor, secure building (Vigic + Interphone/digicode and armored door), half-level elevator up to standard, high-speed fiber optics, bicycle parking in courtyard, individual gas heating, condominium works voted and planned, charges €200/month including 24/7 janitor + water, property tax €999/year, ideal first purchase/pied-à-terre or investment, may be suitable for professionals without noise nuisance.

In the heart of the Saint-Gervais administrative district, this 7-storey stone building with ground floor was built in 1908 and houses 3 buildings with elevators. It stands on a 1,646 m² plot 123 m from Saint-Paul metro station (L1) and 218 m from Pont-Marie station (L7). Collège Charlemagne district 30 m away. Velib' station 2 steps away.

4th Arrondissement – Known as the...

LOCAL TAXES

Taxe foncière: **999 EUR**

NOTES