

Paris 11th Richard Lenoir - Top floor studio of 24m2, single on its 4th level of a charming 1830 building

EXCLUSIVE



INFORMATION

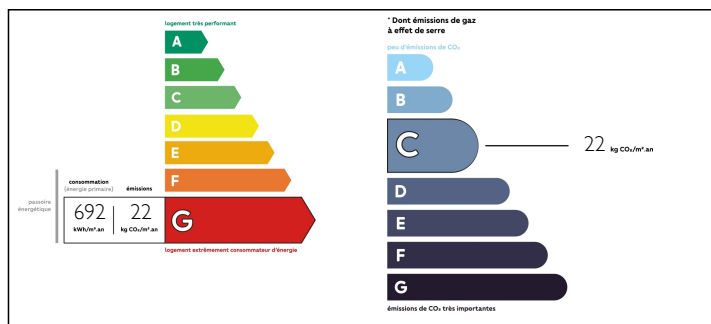
Town:	Paris 11e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	24 m2
Plot Size:	0 m2

IN BRIEF

Paris 11 - Folie Méricourt / Richard Lenoir / Oberkampf district - studio (1 bdrm) - 24 m2 (23.85 m2 Carrez) - See plan and 360°- Bright "hôtel particulier" style corner studio with double exposure South and East, located on the 4th floor without lift of an impeccable residence, with charming communal areas. Originally a 2-room apartment, well laid out without losing any space, the studio currently comprises an entrance hall (1.37m2), a living room with kitchenette area, an open loft-style bedroom (can be closed off) measuring 19.39 m2, very bright thanks to its 3 large double-glazed windows, and a bathroom with toilet (3.09 m2). Tiled floors throughout. A large, sound cellar completes this property. You will appreciate the peace and quiet and the lovely light in every room, as well as the old-fashioned charm of the terracotta floor tiles.



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: **404 EUR**

NOTES

DESCRIPTION

Certificate of surface area (lot 18) : Weighting 23.92m² = 12,541 euros/m² ;
Habitable 24m², Carrez 23.85 m²
Annexe(s) : Cellar (lot 21) 4m² healthy (valued at 1800 euros/m²) ;
Total percentage of ownership: 308/10000th.
Furnished rental potential of around 1,000 euros/month = 3.84% yield.

Miscellaneous: A real "coup de coeur" and remarkable potential with the possibility of closing off the bedroom, spacious and well-located, 2.60 m high ceilings, fully tiled floor, 4th and top floor, only flat on landing, secure building (caretaker, Vigic + interphone/digicode and armoured door), fibre optic broadband available in the building, charges €50/month, property tax €404/year, could be suitable for professionals without noise nuisance. Electric convector heating. Insulated ceiling, plumbing and electricity up to standard (no Linky meter), small "U" shaped co-ownership dating from 1830, crossing with double entrance, perfectly maintained, beautiful wooden stairwell with windows on each floor, beautiful inner courtyard accessible by car, dustbin room, low charges (approx. €50/month), inner courtyard renovated, no works voted or planned.

In the lively and highly sought-after Boulevard Richard-Lenoir / Oberkampf (Folie-Méricourt) district, close to the Canal St-Martin, Carreau du Temple, Cirque d'Hiver, Place des Vosges and Bastille, within easy reach of public transport (metro Oberkampf (line 5) / Filles du Calvaire (line 8) / Parmentier (line 3) and bus 96), shops and the Popincourt market.

At the heart of the Folie Méricourt administrative district, this 4-storey building is set in a residence dating from 1830. A co-ownership of 3 buildings with a total...