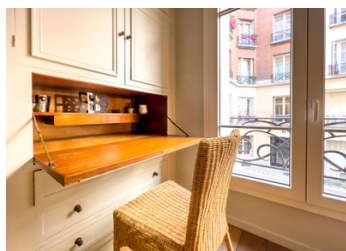
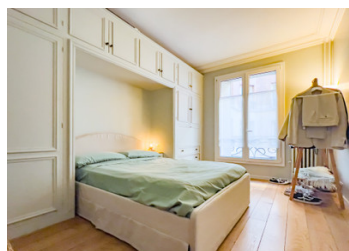
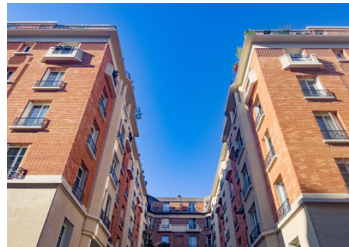


Cozy and quiet 46m2 | bed apart on the 1st floor of a 1953 building with lift, Batignolles area 17th district



## INFORMATION

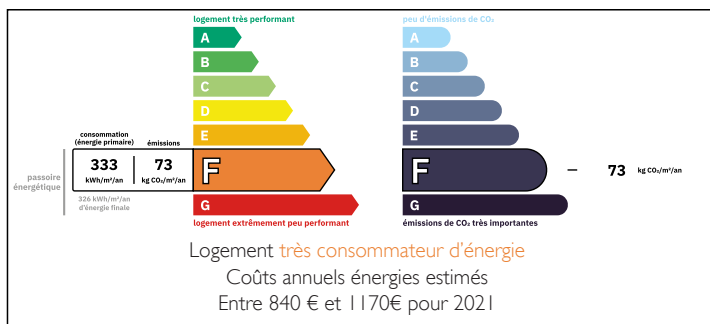
|             |                          |
|-------------|--------------------------|
| Town:       | Paris 17e Arrondissement |
| Department: | Paris                    |
| Bed:        | 1                        |
| Bath:       | 1                        |
| Floor:      | 46 m2                    |
| Plot Size:  | 0 m2                     |



## IN BRIEF

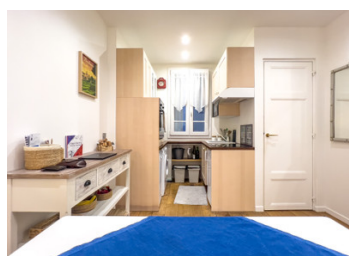
Paris 75017 - 1 bedroom - 46,25m2 - See floor plan and 360 virtual tours - Ideally located between the Martin Luther King Park and the covered market, maintaining the village spirit, attractive double exposure apartment, on the 1st floor of a small building dating from 1953, well maintained and cared for with lift. Remodeled in 2012 with quality materials, keeping mouldings and parquet flooring, including an optimization of the lighting to bring a warm atmosphere, this 45,85m2 carrez property, between a pedestrian impasse and a courtyard, offers a rare haven of peace just a few steps from the shops. Ready to move in, this property comprises a living room with equipped kitchenette, a dinning room, a bedroom, a bathroom and an independent toilet. A useful 3.50m2 cellar completes this property in the heart of this dynamic neighbourhood...

## 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: 1211 EUR**

## NOTES

## DESCRIPTION

Area details :

- Apartment No 2 ==> Weighted area 46.05m<sup>2</sup> = 11.944 euros/m<sup>2</sup>
- Total living space ==> 46.25m<sup>2</sup> or Carrez law 45.85m<sup>2</sup>
- Cellar door no 7 ==> 3,50m<sup>2</sup> (valued at 2000 euros/m<sup>2</sup>)
- Total freehold ==> 70 / 1032

Investor corner :

- Furnished rental potential  $\square$  1.326 euros/month = 2.89% annual return
- Ideal for flat share (2 bedrooms possible) for an increased yield of +17 to 25% = 3,62% annual return

Miscellaneous: refurbished in 2012, superbly maintained and ready to move in, open and equipped kitchen, double exposure NW/SE, 2 large bay windows on the pedestrian street side, modular and possibility of making a 2nd bedroom for an investor, 2.70m high ceilings, original features with functional fireplace, original oak parquet flooring and ceiling mouldings, numerous custom-made cupboards and storage space in the bedroom and living room, 1st floor out of 6, two flats on this floor, secure building with digital entry code system and reinforced door, high speed fibre optic internet, bicycle space in the courtyard, service charge 197 €/month including collective gas heating + lift + maintenance of common parts + cold water, freehold and no building renovation voted or planned, land tax 1211 €/year, ideal first acquisition / pied-à-terre or investment, can be suitable for people with reduced mobility.

Built over 6 floors, this 1953 property is located in the area of Batignolles and includes 12 apartments. The residence is constructed on a plot of 224m<sup>2</sup> located 260m from Pont Cardinet (L14 et Transilien L)...