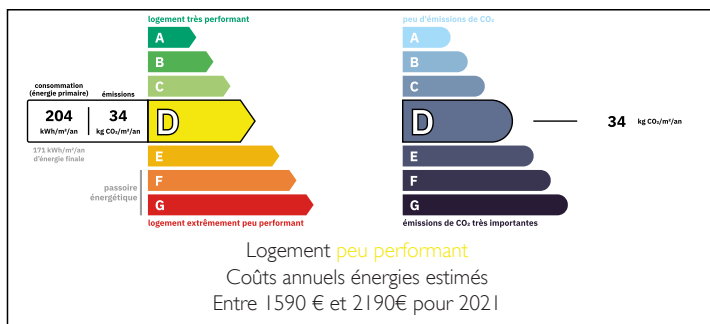


Paris 10th – Saint-Vincent-de-Paul (border with the 9th) – 83 m Haussmann apartment, 3 bedrooms, balcony



ENERGY - DPE



INFORMATION

Town:	Paris 10e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	85 m2
Outside Space:	5 m2

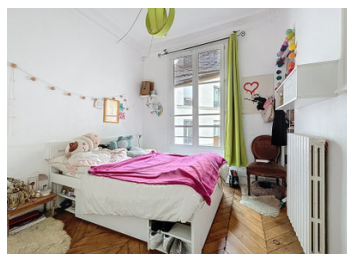
IN BRIEF

Ideally located on the border of the 9th arrondissement, in the sought-after Saint-Vincent-de-Paul district of Paris' 10th arrondissement, this charming Haussmann-style apartment offers 83 m² of living space on the 2nd floor with a lift. It includes three bedrooms, a bright living room opening onto a full-length balcony, a separate kitchen, a bathroom and separate guest toilets. Two bedrooms overlook the courtyard, ensuring peace and quiet, while the living room and third bedroom benefit from excellent natural light via the balcony.

The layout offers significant optimisation potential, including the creation of a 32+ m² double living room while still allowing for three bedrooms overlooking the courtyard, a rare and highly desirable configuration in this central Paris location. Just steps away from local shops, the Saint-Quentin covered market, the lively Barbès market, schools, and an exceptional public transport network

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: 1800 EUR

NOTES

DESCRIPTION

CARREZ SURFACES

Entrance / hallway: 14.62 m²

Living room: 18.26 m²

Bedroom 1: 14.18 m²

Bedroom 2: 10.48 m²

Bedroom 3: 10.21 m²

Kitchen: 7.64 m²

Bathroom / WC: 4.82 m²

Shower room / WC: 2.02 m²

Total Carrez surface: 83.09 m²

Annexes: Balcony 4.74 m² – Cellar 6.18 m²

POTENTIAL OPTIMISATIONS

Creation of a 32+ m² double living room opening onto the balcony

Three bedrooms overlooking the courtyard (rare and highly sought-after)

Improved storage solutions

Strong value potential through reconfiguration

NEIGHBOURHOOD
SAINT-VINCENT-DE-PAUL / BORDER OF THE
9TH ARRONDISSEMENT

This location enjoys a privileged position between the 10th and the 9th arrondissement, offering a lively, central, and highly desirable living environment.

Shops & Covered Markets