

Paris 75017, Batignolles, loft-style flat, 88m , first and top floor, no immediate neighbours, 1830 building



## INFORMATION

|             |       |
|-------------|-------|
| Town:       | Paris |
| Department: | Paris |
| Bed:        | 2     |
| Bath:       | 1     |
| Floor:      | 80 m2 |
| Plot Size:  | 0 m2  |



## IN BRIEF

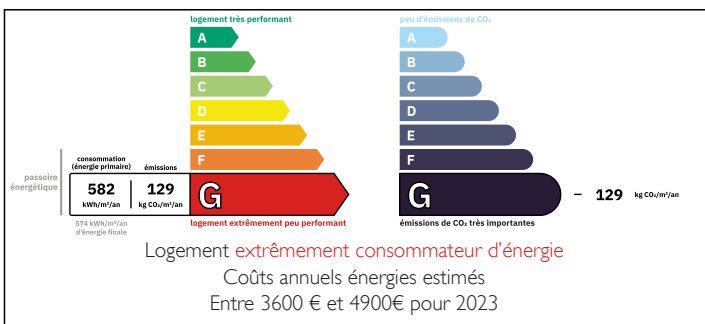
Paris 75017 – Batignolles – 360° tour and floor plan available

This unique loft feels like a house. Located on the 1st and top floor, with no direct neighbours, the 1830 building includes 3 co-owners (two houses and one loft) in the heart of this highly sought-after neighbourhood.

offering 88m<sup>2</sup> of living space (72m<sup>2</sup> Carrez law), with private access, this dual-aspect apartment benefits from rare volume with its 4.69m ceiling height. It has 5 full-height double-glazed windows on the street side, 4 openings + 2 Velux windows on the courtyard side for maximum light.

It comprises a staircase, living room (57m<sup>2</sup>) with a fitted kitchen, 1 mezzanine with dbl bed and storage space, 1 child's bedroom, 1 bathroom with WC and a laundry area.

## 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: 1673 EUR**

## NOTES

## DESCRIPTION

Energy performance (EPC)

- 187 D / 40 D ==> Final energy 182 D
- Annual energy cost: between £1,660 and £2,290

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

- Apartment (lots 103, 104, 105) ==> Weighted area 80.40 m<sup>2</sup> = €11.132/m<sup>2</sup>
- Total living space ==> 88.36 m<sup>2</sup> floor space; 72.41 m<sup>2</sup> Carrez

Room details : Living room/kitchen 57.29 m<sup>2</sup>; Mezzanine 16.10 m<sup>2</sup>; Bedroom 8.79 m<sup>2</sup>; Bathroom 4.84 m<sup>2</sup>; Laundry room 1.37 m<sup>2</sup>

- Total freehold shares ==> 232/1000ths of the building's common areas

Features: Exceptional loft apartment offering volume and space, functional mezzanine, small human-scale co-ownership and ideally located, dual-aspect apartment, old-world charm with oak parquet flooring and exposed beams, decorative fireplace, ceiling height of 4.69m, mezzanine ceiling height of 2.38m, very well maintained and ready to move into after a good refresh, shutters on all windows, offers a high level of comfort thanks to double glazing and exceptional volume, main north/west orientation, 450m from the Batignolles covered market, open-plan and fully equipped kitchen, numerous custom-made cupboards and storage space, only property on this floor, high-speed fibre optic internet, individual gas heating, service charge €120/month including maintenance of common areas + cold water, property tax €1,673/year, ideal first purchase/pied-à-terre or investment, suitable for professionals with no noise nuisance.

In the heart of the Batignolles administrative district, this old 2-storey building with a ground floor was built in 1830 and 3 properties. It stands on a 157 m<sup>2</sup> plot located 210 m from...