LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42804AAD75 Price: 400 000 EUR

agency fees to be paid by the seller

75013 ITALIE/BUTTE AUX CAILLES, 49m , 2 room (1-bed) apt, 5th floor, 1914 building with lift & caretaker















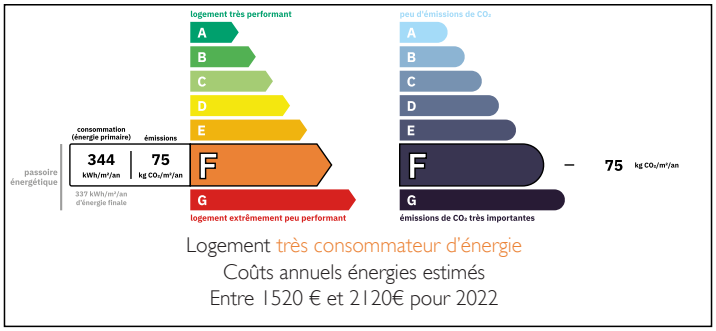
INFORMATION

Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	0 m2

IN BRIEF

PARIS 13th - ITALIE/BUTTE AUX CAILLES - 2 room (1-Bed) Apartment (T2) - Energy Rating: F/F - 49m² - Just steps from Butte aux Cailles and Place d'Italie, and 90 meters from Glacière metro station, discover this charming 2-room apartment of 49.07 m², located on the 5th floor of a secure 1914 building with elevator and caretaker. Bright and peaceful, it overlooks a pleasant, flowered courtyard. The apartment features an entrance leading to a spacious living room of about 22 m², a separate fully equipped kitchen, a bathroom, and separate WC. Well oriented, it enjoys beautiful natural light, creating a convivial and welcoming atmosphere. This property offers tremendous renovation potential, perfect for designing an interior that reflects your style, while preserving the charm of original moldings and wooden floors. Ideally located just steps from shops and services, within a 65-unit building, it benefits from a highly sought-after and dynamic neighborhood. A cellar completes this property

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1520 € et 2120€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**879 EUR**

NOTES

DESCRIPTION

Room details: Entrance 3.38 m²; Hallway 0.80 m²; Living room 22.56 m²; Alcove 3.24 m²; Kitchen 5.05 m²; Bedroom 9.92 m²; Shower room 2.84 m²; WC 1.28 m².

Surface details for the lots included in the price:

Apartment No. 43 □ Weighted surface 49.07 m² = €9,945/m²
Total livable area □ 49.07 m² Habitable; 49.07 m² Carrez
Concrete cellar No. 19 □ 4 m² (2 m ceiling height) valued at €1,000/m²
Total co-ownership shares □ 19 / 1003rd
Investor information:

- Furnished rental potential €37,9/m²/month □ €1,860 (ref. DRIHL) □ 5,02% projected yield
- Unfurnished rental potential 33,2€/m2/month --> 1,629€/month (ref DRIHL) --> 4,39% projected yield

Features: Offering great potential, this apartment is waiting for its future owner to restore its full charm. Bright thanks to its east-facing orientation and courtyard view, it offers a generous space. Its original features – decorative fireplace, parquet flooring, and ceiling moldings – give it a classic Parisian charm. With an alcove that can be used as a home office or reading nook, this space offers multiple layout possibilities, perfect for remote work, relaxation, or creating a cozy corner tailored to your needs. Ceiling height 2,78m.

Located on the 5th floor out of 7 in a secure building (Vigik access, intercom/digital code, reinforced door) with an elevator, high-speed fiber optic internet, and stroller and bicycle storage. Individual gas heating. Low maintenance charges (€150/month including common area maintenance, water, and caretaker), property tax of €879/year, and estimated monthly expenses of approximately...