

75018, Montmartre charming one-bedroom flat with views over the rooftops, 29 m on the 4th without elevator

EXCLUSIVE

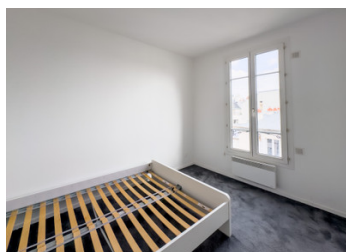


INFORMATION

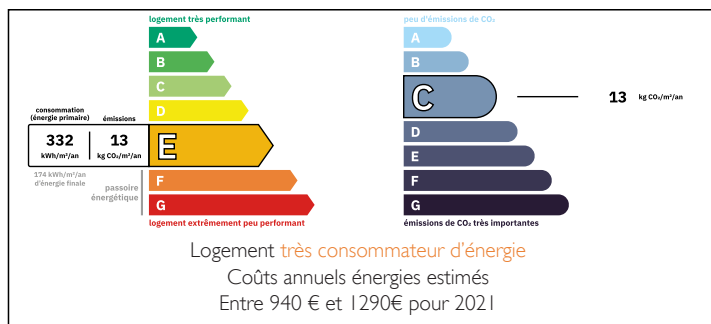
Town:	Paris 18e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	29 m2
Plot Size:	0 m2

IN BRIEF

PARIS 18th arrondissement – Anvers or Château Rouge metro stations – 1-bedroom flat – 29 m². Energy efficiency rating: Class E. Floor plan and virtual tour available. A stone's throw from the Sacré-Cœur and Square Louise Michel. This flat enjoys an ideal south-east facing position, is not overlooked, and offers a beautiful unobstructed view of Paris. On the 4th floor of an old building dating from 1870 with no lift. A bright, dual-aspect flat offering 28.76 m² (Carrez Law). The flat comprises a small entrance hall, a 9.8 m² living room and an 8.95 m² bedroom. Both rooms overlook the street. On the courtyard side, there is a kitchen and a recently renovated bathroom with a toilet. A cellar completes the property. Rue Muller enjoys a highly sought-after location in the heart of the Montmartre district. It is...

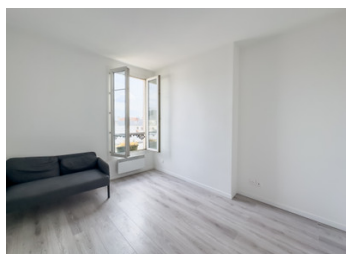
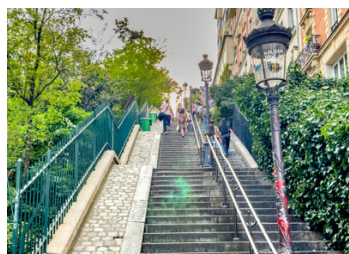


ENERGY - DPE



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.



DESCRIPTION

Features: Refurbished in 2023, recent and modern kitchen, south-east facing, dual-aspect and bright, 2.62 m ceiling height. Sliding doors between the living room and the bedroom. 4th floor of 5. Two flats on the floor. Secure building (digital code entry and reinforced door). High-speed fibre-optic broadband. Individual electric heating. Works approved and planned for the refurbishment of the courtyard façade. Service charge €150/month including maintenance of communal areas + water. Council tax €424/year. Ideal as a first home, second home or investment.

18th arrondissement - Located on the Right Bank of the Seine River, is one of the most popular areas of Paris, hosting the district of Montmartre, which contains a hill dominated by the Sacre Coeur basilica, as well as the famous Moulin Rouge. Thanks to its sweeping viewpoints, art-drenched history and charming, village-like streets, the district attracts many visitors and colourful street artists. Some of the world's greatest artists lived here, notably Picasso, Matisse, Max Jacob, Utrillo and Renoir. The area also includes the lively neighbourhoods such as Barbes and its bustling markets. Countless articles have been written about what's hip, new and happening about this fading Red Light district slowly replaced by a BoBo crowd (bourgeois bohemian). The area main sights and attractions includes the Montmartre Neighbourhood, Montmartre Cemetery, Place des Tertres, Le Moulin de la Galette (real windmill and the subject of a painting of the same name by Renoir), Dali Museum...

Located in the heart of the Clignancourt...

LOCAL TAXES

Taxe foncière: 424 EUR

NOTES