LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45386DPE75 Price: 750 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (715 000 EUR without fees)

PARIS 75008 Saint-Augustin, 127m on 2 level with mixed-use apart/office (87m2 with commercial use)















INFORMATION

Town:	Paris 8e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	127 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75008 - St-Augustin - Located within a beautiful Haussmann-style building dating from 1870, rare opportunity to acquire a former medical practice suitable for mixed-use, spread over 2 levels for 127 m² (39.43 m² on the GF and 87 m² of serviced space below). Facing a peacefull courtyard, this property in need of updating, offers remarkable space suited for residential, office use, or as a studio (fashion, art, advertising, music recording...) in an inspiring environment. The GF features 2 rooms/offices and a hallway leading to the staircase, with the possibility of adding an elevator for people with reduced mobility (type 1). The basement offers 3 large rooms/offices + 3 utility rooms (see floor plan and 360°), formerly used as a medical imaging and functional rehabilitation center. In real estate terms, the street ranks among the top 3 "discreet"...

ENERGY - DPE

DPE blank.

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: **1049 EUR**

NOTES

DESCRIPTION

In terms of real estate, Rue de la Bienfaisance ranks among the 8th arrondissement's finest 'discreet residential' addresses, just behind the Monceau and Triangle d'Or neighborhoods in terms of sheer prestige, yet often offering a better balance between quality of life and accessibility. Its major architectural landmark is the Church of Saint-Augustin, one of the neighborhood's most iconic monuments.

Historical note: Around the year 1800, an Alsatian doctor named Goetz decided to practice medicine at 9 Rue de l'Observance in Paris. He proved to be so pleasant, so efficient, and so benevolent that the city renamed the street "Bienfaisance" as a token of gratitude.

Property and Rental Information:
- Total freehold share --> 303/10,000
- Compensation value based on actual market conditions (2025–2026 market)
The compensation price per square meter for commercial space of this type in this neighborhood of the 8th arrondissement ranges from €4,000 to €8,000, or €526,000, with a median price of €6,000 per square meter.
- Projected commercial rental potential
The rental value of this type of courtyard-facing space in the 8th arrondissement, after renovation, ranges from €54/m² (conservative estimate) to €62/m² (market price), totaling €54,228 per year (excluding VAT) for a median price of €58/m² = 6.67% projected gross yield.

Area included in the price:
- Apartment (lots 12, 21, 22, 24) --> Weighted area 78.93 m² = €10,300/m²
- Total living area --> 127.09 m² living area; 125.74 m² Carrez
Ground Floor Details : Entrance hall 3.79 m²; Room 1 - 17.76 m²; Room 2...

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