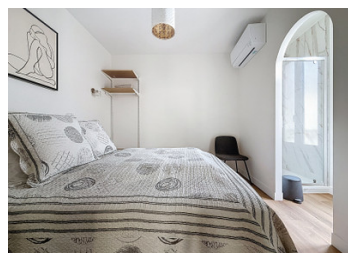


Place d'Italie / Butte-aux-Cailles – Architect-designed townhouse - courtyard and terrace - 3 to 4 bedrooms



INFORMATION

Town:	Paris
Department:	Paris
Bed:	4
Bath:	4
Floor:	141 m2
Plot Size:	43 m2



IN BRIEF

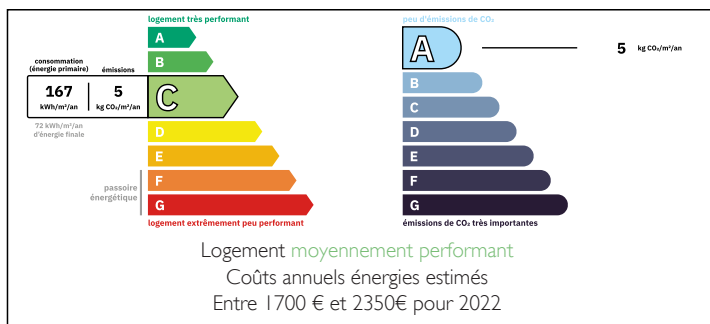
Located in the heart of the Butte-aux-Cailles, in one of its most emblematic streets, this detached house offers a rare living environment in Paris, combining tranquility, character and a true village atmosphere.

Organised over three levels around a paved courtyard, the house benefits from bright volumes and a well-balanced layout. The ground floor features a generous living space opening onto the courtyard, a fitted and equipped kitchen, as well as a study or guest bedroom with its own shower room. The first floor is dedicated to a main bedroom with storage.

The top floor comprises two bedrooms, each with its own shower room, along with a separate toilet.

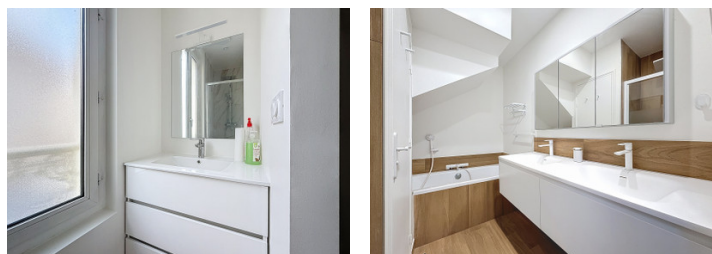
Modern technical features, discreetly integrated, ensure comfort throughout the year. A distinctive property, ideally located in a neighbourhood with a strong village spirit, yet perfectly connected to the

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: 1950 EUR

NOTES

DESCRIPTION

I. Surface Areas

Main areas

Total living area: 132.15 sqm

Total floor area: 141.50 sqm

Outdoor spaces and annexes

Paved courtyard: 28 sqm

Terrace: 27 sqm (not included in living area)

Basement: 4.85 sqm (not included in living area)

2. Room-by-Room Surface Breakdown

Upper ground floor

Entrance hall: 4.67 sqm

Lower ground floor

Living room: 43.60 sqm

Kitchen: 15.26 sqm

Study: 5.16 sqm (5.81 sqm floor area)

WC: 1.10 sqm

Shower room with WC: 3.65 sqm

Hallways: 6.25 sqm

First floor

Landing: 2.20 sqm (7.88 sqm floor area – step area)

Bedroom: 15.60 sqm

Bathroom with WC: 4.30 sqm

Second floor