LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45894MAG75 Price: 21 000 EUR

agency fees included: 2000 € TTC to be paid by the buyer (19 000 EUR without fees)

75011, Roquette, parking space on the first basement level of a block of flats built in 1974 with a lift















INFORMATION

Town:	Paris 11e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Ground-floor parking space - 1
Location: Paris 11th arrondissement, near Père Lachaise.
Secure: Access via access card and Vigic security system. Lift in the building.
Dimensions: 5.10 m x 2.50 m. Height 2 m. Suitable for any city car.
Transport links: Close to the Père Lachaise (L3 and L2) and Philippe Auguste (L2) metro stations, this parking space is an ideal opportunity to secure your vehicle or make a profitable investment.

Estimated rental potential = €130/month = €1,800/year = 6.5% gross yield.

Monthly service charges: €24
Property tax: €164 per year

ENERGY - DPE

DPE not required.

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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DESCRIPTION

Situated in the heart of the Roquette business district, this 9-storey building (including ground floor) was built in 1974. It comprises one block with a lift and contains 57 flats. It stands on a plot of 1,481 m² located 256 m from the Père Lachaise metro station (L2 & L3) and 369 m from the Philippe Auguste station (L2).

Summary of surveys:
As part of the survey, no materials or products were identified as likely to contain asbestos.
No signs of termite infestation were found.

11th arrondissement – Situated on the Right Bank, this neighbourhood, popular with artists, is home to the famous Place de la Bastille, the Grand Opéra Moderne and the Faubourg Saint-Antoine. The latter is characterised by its cafés, restaurants, nightlife, shops and galleries. Rue Oberkampf, brimming with Parisian charm, is the ideal place to mingle with the locals in the trendiest venues. Dotted with pleasant squares and parks, it also boasts five traditional open-air food markets. The population consists largely of single adults, although the eastern parts of the district are more family-oriented with a strong sense of community. The main sights and attractions in this arrondissement include the Place de la Bastille (shared with the 4th and 12th arrondissements), the Cirque d'Hiver theatre, the Oberkampf district (with its vibrant nightlife), the Edith Piaf Museum, the Maison des Métallos (the former metalworkers' hall; now an arts and culture centre), and the Place de la République.

Co-owned building of 1 units
Provisional annual charges: 852€

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

LOCAL TAXES

Taxe foncière: **164 EUR**

NOTES