

Charming Studio – 11m – Paris 15th | Porte de Versailles Metro (Line 12) – 270m | 4th Floor | Lift | Quiet



INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	11 m2
Plot Size:	0 m2

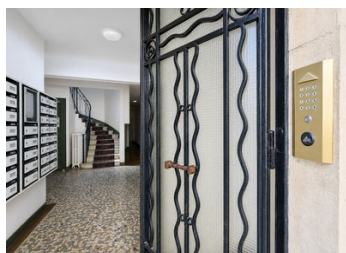
IN BRIEF

A charming studio apartment, ideal as a Paris pied-à-terre, this property also represents an excellent investment for accommodating a student in Paris or for anyone seeking a convenient base to avoid long daily commutes.

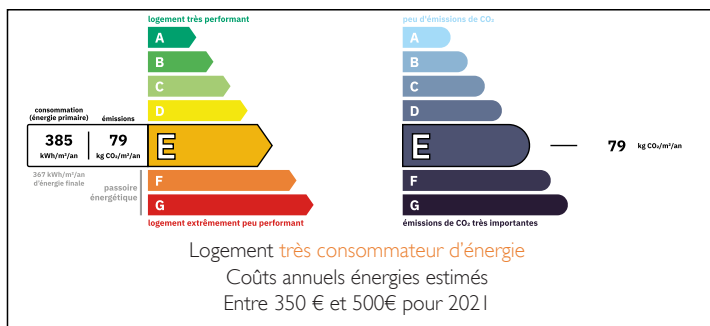
Bright, peaceful and thoughtfully designed, it overlooks a large, recently refurbished courtyard with very little vis-à-vis.

Its north-east aspect keeps the apartment pleasantly cool during the hottest summer months. With a Carrez Law floor area of 11 m², it comprises a bright living room, a fully equipped open-plan kitchen, and a shower room with shower, WC and washbasin. The apartment also benefits from double glazing throughout.

Situated on the 4th floor of a secure and well-maintained six-storey building dating from 1926,

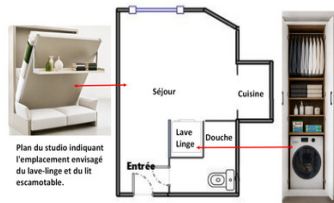
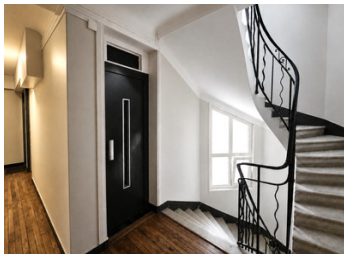


ENERGY - DPE



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

EXCELLENT CONDITION

The studio underwent a complete renovation and was tastefully redecorated in 2026.

PROPERTY TAX (Taxe Foncière) – 2025: €349

ANNUAL CONDOMINIUM CHARGES

€1,216.33 per year (2024)

These charges include:

Collective gas central heating

Collective hot and cold water

Lift (elevator)

Fibre-optic internet connection

Maintenance of the common areas

Household waste management (refuse collection)

TECHNICAL DIAGNOSTICS

Energy Performance Certificate (DPE)

Energy Rating: Class E

Energy Consumption: 385 kWh/m²/year

Greenhouse Gas Rating (GES): Class E

CO₂ Emissions: 79 kg CO₂/m²/year

Estimated annual energy costs:

Between €800 and €1,300 per year, based on average energy prices for 2021, 2022 and 2023.

According to the Energy Performance Certificate, the recommended works required to improve the property from Energy Rating E to C are estimated to cost between €800 and €1,300.

Lead Survey (CREP)

The inspection identified the presence of lead-containing coatings exceeding the current regulatory thresholds.

Asbestos

No materials or products likely to contain asbestos

LOCAL TAXES

Taxe foncière: **349 EUR**

NOTES