LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46255MRH75 Price: 850 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (825 000 EUR without fees)

Paris 15th near rue duCommerce,Haussmann building Apartment 73 sqm with balcony, double living room,2 bedrooms















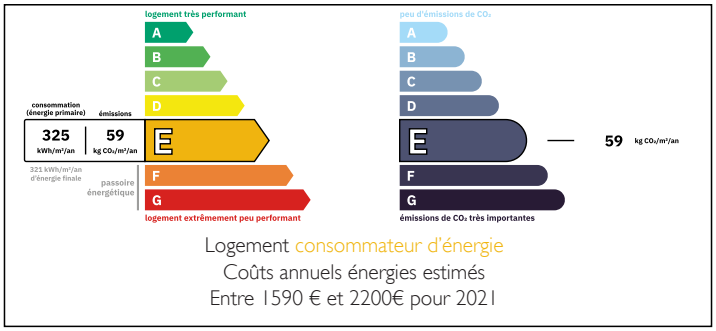
INFORMATION

Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	73 m2
Outside Space:	2 m2

IN BRIEF

In the 15th arr of Paris, near Rue du Commerce, Leggett Immobilier offers this dual-aspect, 73 m² apartment (served by an elevator). It comprises 3 rooms,including a 27 m² double living room facing a tree-lined avenue and 2 quiet bedrooms overlooking the courtyard—situated in a well-maintained, typical Haussmann-style building with a resident caretaker. You will be charmed by the elegant stone balustrade visible from the living room and the French doors opening onto a balcony large enough for a table. The apartment features a bright living room and an entrance gallery with period small-paned doors, creating an elegant impression the moment you step inside. As a dual-aspect property, the bedrooms are located on the courtyard side, separated from the living area by a hallway with storage closets and access to the service staircase. The bedroom area includes a...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1590 € et 2200€ pour 2021

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46255MRH75 Price: 850 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (825 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**2864 EUR**

NOTES

DESCRIPTION

Energy Efficiency
Current rating: 326 / E, 59 / E
Lead: issues; Electricity: some outlets are not grounded; Asbestos: none; Termites: none

Work to be done to improve the rating:
To achieve a C rating:
Wall insulation—estimated cost: 7,300 euros
Replace windows and doors—12,500 euros
Install thermostats on radiators and a programmable timer—1,000 euros
Install a dual-flow ventilation system—1,000 euros.

Risks and Pollution
The property is not located within the scope of a natural hazard prevention plan; the property is not located within the scope of a mining hazard prevention plan; the property is not located within the scope of a technological risk prevention plan; seismic zone classified as Zone 1 according to the 2011 seismic regulations
ENSA: The building is not subject to the noise exposure plan
ENSA: No aircraft noise has been identified

Area of the units included in the price
A 73.24 m² apartment + a balcony valued at 0.80 m² plus a storage closet on the courtyard landing valued at 0.25 m² = 74.29 m²
PRICE PER SQUARE METER: 12,518 EUROS

Entrance 6.02
Living room 14.52
Dining room 12.77
Bedroom 1 9.42
Bedroom 2 10.48
Toilet 0.83
Bathroom 3.9
Kitchen 5.14
Hallway 1 7.42
Hallway 2 2.44
Storage room 0.5

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr