LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46256MRH75 Price: 230 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (215 000 EUR without fees)

Paris 75007, near Rue Cler: 13 m studio, equipped kitchenette, bright, quiet street. showroom with WC

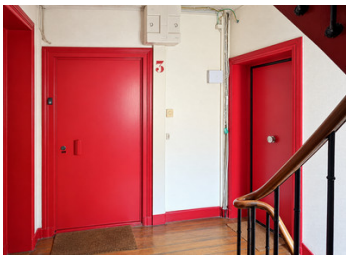














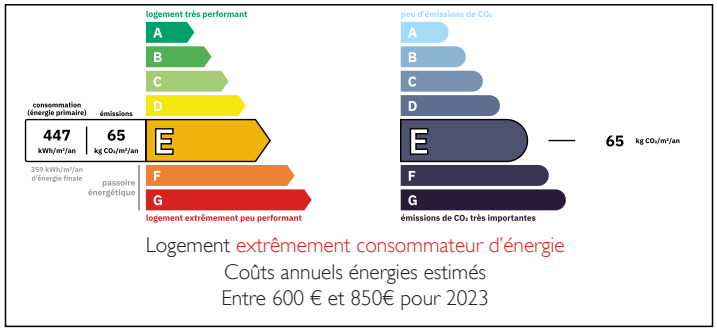
INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	13 m2
Plot Size:	0 m2

IN BRIEF

Paris 7th – Gros Caillou/École Militaire – Leggett Immobilier presents this perfectly optimized 13 m² studio. Located on the 3rd floor of a secure building with an entry code and intercom, it enjoys plenty of natural light and a pleasant view overlooking a garden terrace. The communal areas are impeccably maintained. The kitchenette is equipped with a refrigerator, stovetop, and extractor hood. Sold furnished, including a sofa bed and a dining area. Situated just steps from the École Militaire metro station (Line 8) on a quiet street—right next to Rue Cler and its shops, brasseries, and restaurants—this studio makes for an ideal pied-à-terre or an excellent rental investment. Collective heating, individual hot water. shower room with toilets. Property tax: 556 euros; annual service charges: 787 euros.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 600 € et 850€ pour 2023

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.

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.
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LOCAL TAXES

Taxe foncière:	**556 EUR**

NOTES

DESCRIPTION

Energy Efficiency
447/E, 65/E, final energy consumption 359

Work to Improve Energy Efficiency
Insulate walls: 1,500 euros
Install thermostats with programmable timers on radiators: 500 euros
Install a dual-flow mechanical ventilation system in the studio for continuous ventilation: 1,000 euros

Target rating: C

No issues found with the electrical system; no termite infestation detected; no asbestos; lead present on the window sill

Area Details

Area of the unit included in the price
Total Carrez area: 12.94 m²; floor area: 13.22 m²
PRICE PER M²: 17,774 EUROS / M² SOLD FURNISHED

The price includes fixtures and furnishings.

Entryway: 2.16 m²
Bedroom: 9.16 m²
Bathroom: 1.62 m²

Property and Rental Information
Property tax: 556 euros/year

total tantièmes 25/1000 emes des parties communes générales
charges de copropriété (appels trimestriels) 583,62 euros/an
Eau chaude et chauffage compris

Total shares: 25/1000 of the common areas
Condominium fees (quarterly bills) 583.62 euros/year
Hot water and heating included

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