LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46582DPE75 Price: 500 000 EUR

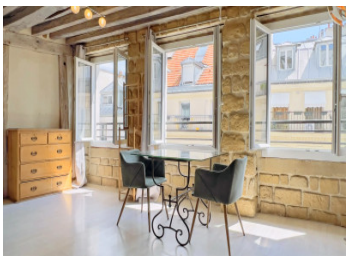
agency fees to be paid by the seller

PARIS 75002 Montorgueil, bright 50m flat, 5th floor, lift, views of the sky and rooftops, 5.44% rental yield















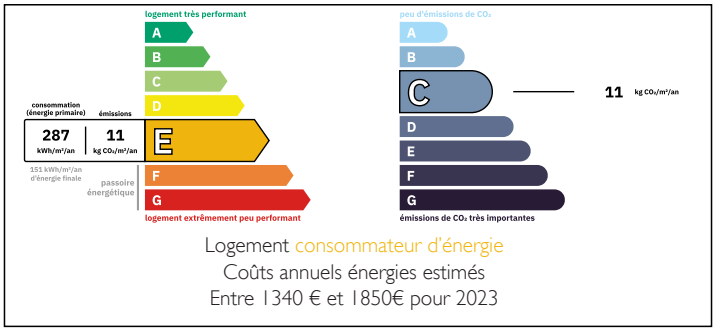
INFORMATION

Town:	Paris 2e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75002 - Montorgueil - 49.47 sqm Carrez - EPC E - 360° virtual tour and floor plan available. Flooded with natural light, this apartment is located on the 5th floor of a beautifully maintained building with lift and caretaker, in the heart of one of the 2nd arrondissement's most sought-after neighbourhoods, on the border of Montorgueil, Sentier and Arts-et-Métiers. Featuring exposed beams, original stone walls and a potential rental yield of 5.44%, it could be redesigned to create a bright, dual-aspect 1-bedroom apartment with 3 street-facing windows and 2 overlooking the courtyard. The current layout comprises an entrance hall, a separate kitchen, a spacious 32 sqm living room with sleeping area, and a bathroom with WC. Steeped in the history of the former Les Halles market, this vibrant, ultra-central neighbourhood is renowned for its cobbled streets, gourmet...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1340 € et 1850€ 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.

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LOCAL TAXES

Taxe foncière:	**796 EUR**

NOTES

DESCRIPTION

Other highlights of this neighbourhood include its 'village-like' atmosphere in the heart of Paris – often described as one of the few places in the city centre to have retained a genuine sense of community – and it remains a mecca for Parisian gastronomy. There is a constant buzz of activity, with restaurants, bars, artisan bakeries, delicatessens, concept stores, galleries… and Rue Montorgueil with its year-round market. There are still a few historic shops and some of the street's traditional trade, but the area's image today is far more upmarket than it was twenty years ago. The property potential for a well-renovated flat in this charming, historic building generally offers: excellent resale potential; strong demand both as a main residence and as a second home; and good long-term appreciation.

Investment corner :
The rental value for this type of property ranges from €40.10/m² (reference rent) to €48.10/m² (increased reference rent) (ref: DRIHL), i.e. €2,380 excluding service charges, representing a projected gross yield of 5.44 per cent. Total freehold shares: 17/1,045th.

Features : Upper floor, in need of modernisation, separate kitchen, east/west-facing, flexible layout with the option to create a separate bedroom by moving the kitchen into the large living room, 2.48 m ceiling height, plenty of cupboards and storage space, individual electric heating, 5 double-glazed windows refurbished in 2024, as part of the bathroom refurbishment a standard toilet is to be connected to an existing 75-diameter drain (or 100 mm), 5th floor of 7, two flats on...