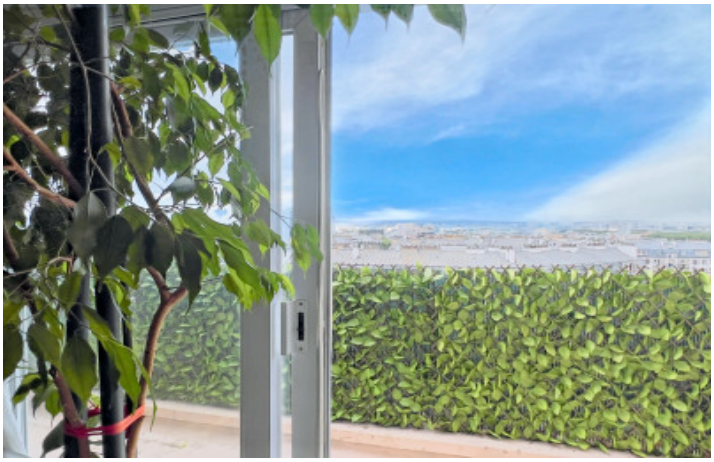
LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46638DPE75 Price: 460 000 EUR

agency fees to be paid by the seller

PARIS 75018 Clignancourt, 1 bedroom flat in need of updating, 51m + 20m terrace, 9th floor with sky views















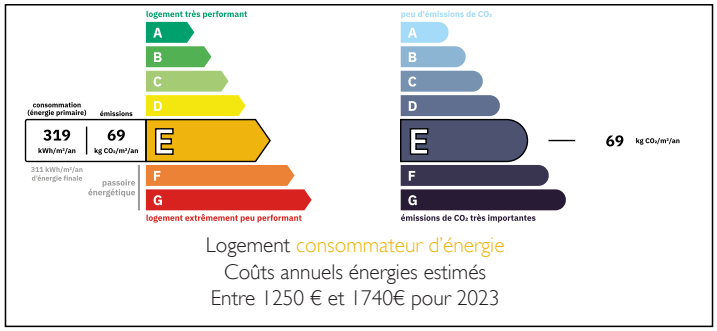
INFORMATION

Town:	Paris 18e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	57 m2
Outside Space:	20 m2

IN BRIEF

PARIS 75018 – Clignancourt – 1 bedroom 50.50 m² + 20.50 m² terrace – Energy rating E – See 360° tour and floor plan – Exceptional views from your terrace on the 9th and penultimate floor, with a roof terrace above the apartment. With your head 'in the clouds' overlooking the whole of northern Paris. Requiring some renovation to realise its full potential, it comprises an entrance hall leading to a kitchen, a cosy living room, a bedroom with an adjoining bathroom with toilet. A cellar completes this property, which is not overlooked and is situated close to local shops and iconic landmarks such as the famous Saint-Ouen Flea Market and the Montmartre district, both just a few minutes' walk away. The neighbourhood enjoys a vibrant community life and has benefited from major urban regeneration projects over the past several years, with a gradual improvement in public spaces and facilities. Excellent transport links via Line 4 to Montparnasse, Châtelet, Gare de l'Est...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1250 € et 1740€ 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:	**1207 EUR**

NOTES

DESCRIPTION

Other advantages of this rapidly developing neighbourhood, which benefits from a lively and convenient environment, include good transport links and access to various green spaces such as the Square Maurice Kriegel-Valrimont. This area offers attractive potential for capital appreciation thanks to urban regeneration projects and the ongoing redevelopment of northern Paris. It attracts first-time buyers and an increasing number of investors thanks to a return on investment that exceeds the Parisian average, due to prices that are still lower than those in many other Parisian neighbourhoods.

Investment corner :
The rental value for this type of property with a terrace ranges from a reference rent of €27.10/m² to a higher reference rent of €31.50/m² (ref. DRIHL), i.e. €18,000 excluding service charges, representing a projected gross yield of 4.50 %t. Ideal for a shared flat with 2 potential bedrooms, offering an increased income of between 17% and 25%.

Features : High floor, in need of modernisation, separate kitchen, east/north/east-facing, sunny with large bay windows overlooking the terrace, flexible layout with the potential to create a second bedroom, 2.50 m ceiling height, plenty of cupboards and storage space, 9th floor of 10, three flats on the floor, secure building (Vigik + intercom/digital code and reinforced door), very friendly neighbourhood with no anti-social behaviour, lift compliant with current standards, high-speed fibre-optic broadband, bicycle storage area in the courtyard, service charges €105 per month including maintenance of communal areas + cold water and lift, central heating €57 per month; maintenance fund €8.50 per month (total: €170.50 per month); freehold and no building renovation voted or planned, last building works done : building front door and access code in 2026, roof terrace in 2021, guttering in 2026, lift in 2003, heat distributor and gas boiler from 2016, property tax €1,207 per year, ideal as a first home...