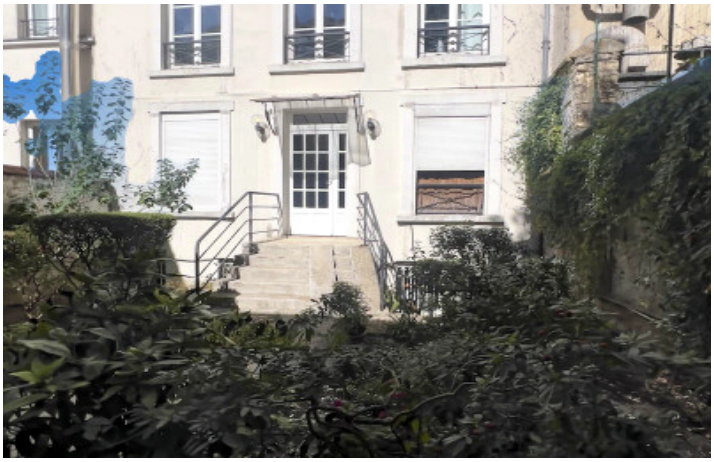
LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47482DPE75 Price: 540 000 EUR

agency fees to be paid by the seller

PARIS 75017 ETOILES, apart Duplex, 1 bed, 45m , top floor, no immediate neighbours, building dating from 1840















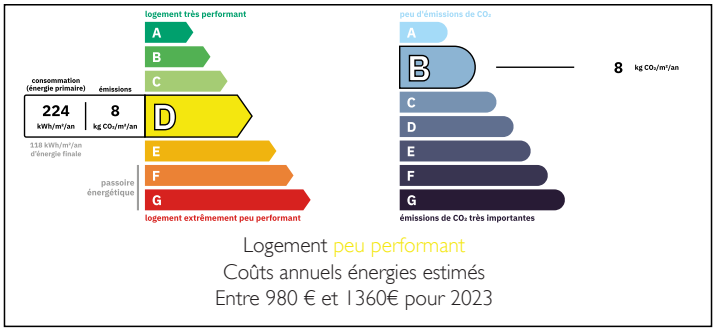
INFORMATION

Town:	Paris 17e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75017 - Carnot/Etoiles – 1 bedroom – 45m² (weighted) – 360° view and floor plan available. This charming, move-in-ready property enjoys plenty of natural light and is situated on the 2nd and top floor of a 1840 stone-built building. Set in a quiet, secluded street, it boasts a sought-after address in the heart of a neighbourhood offering a remarkable quality of life, just 2 mn from the Argentine metro station. With no wasted space and a floor area of 52.97 m² (34.79 m² Carrez law), it comprises an attractive 33m2 living area, with 3 large windows providing plenty of natural light, including a lounge, kitchen, study and dining room, as well as a separate toilet. On the upper level, there is a bedroom and an open-plan bathroom with 2 windows offering unobstructed views of the sky. Ideally...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 980 € et 1360€ 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: **1606 EUR**

NOTES

DESCRIPTION

Among the other attractions of this elegant and vibrant residential neighbourhood is its 'village-like' atmosphere in the heart of Les Ternes. Often described as one of the few areas of Paris to have retained a genuine neighbourhood feel, it also benefits from excellent transport links and remains a renowned destination for Parisian gastronomy. There is a constant buzz of activity and a high quality of life thanks to Avenue des Ternes, Rue Poncelet and its year-round market, as well as its numerous food shops, cafés and restaurants. In terms of property, Les Ternes ranks among the most sought-after areas in the 17th arrondissement. The neighbourhood continues to attract sustained demand from families, professionals and international residents, particularly thanks to its strategic location between the Étoile, Porte Maillot and La Défense. It is therefore a sought-after heritage location, offering good long-term stability and generally smoother resale prospects for properties that are well presented and positioned.

Details of floor areas for the units included in the price:
- Apartment No. 6 : Weighted area 45.23 m² = 13 221 euros/m²
- Floor areas: 52.97 m² living space ; 37.49 m² (Carrez law area)
Areas details of this 2nd floor property : Living room / kitchen 34.61 m²; Bedroom / bathroom 17.67 m²; WC 0.69 m²

Investment corner :
- Rental value for this property : €1,795 / month excluding service charges = 3.60% projected gross yield (DRIHL reference: €39.70/m² increased reference rent).
- Ideal for shared flat with two potential bedrooms, offering an...