LEGGETT
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Ref: A48455LUM75 Price: 345 000 EUR

agency fees to be paid by the seller

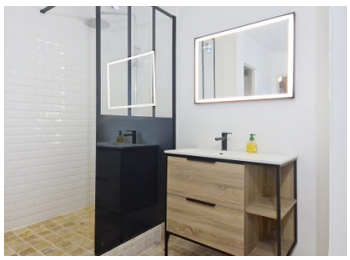
47 sqm apartment – Paris 20th – Place de la Réunion – Garden view – Renovated

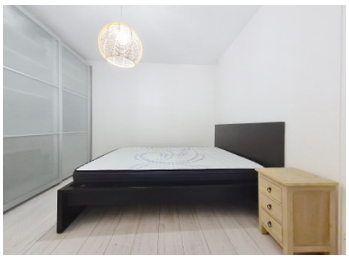














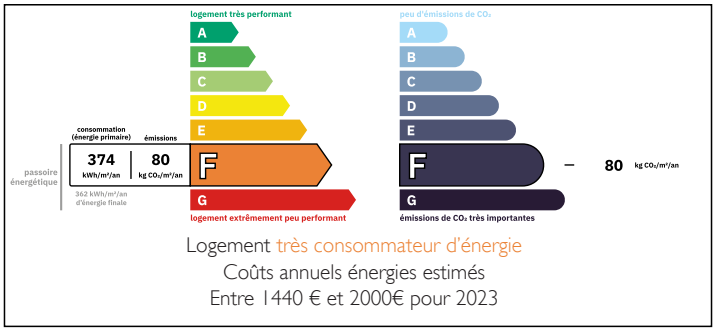
INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	0 m2

IN BRIEF

Close to Place de la Réunion, in a quiet, pedestrian-friendly setting in Paris's 20th arrondissement, this fully renovated apartment enjoys a pleasant outlook over a garden. Its well-designed layout includes a living room with an open-plan kitchen, a principal bedroom suite, a shower room and a separate WC. Ample storage and underfloor heating add to its comfort. Shops, the market and public transport are nearby. A cellar is also included.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1440 € et 2000€ 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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DESCRIPTION

Located in Paris's 20th arrondissement, close to Place de la Réunion, this fully renovated apartment enjoys a quiet, pedestrian-friendly setting and a pleasant outlook over a garden. Raised above ground level, it offers a practical, space-efficient layout. The accommodation comprises an entrance hall with storage, a welcoming living area with an open-plan kitchen, a principal bedroom suite, a shower room and a separate WC. A cellar completes the property.

Floor areas

Entrance hall: 3.20 m²Living room with open-plan kitchen: 23.80 m²Bedroom: 13.20 m²Shower room: 3.70 m²Separate WC: 1.30 m²Hallway and storage: 1.73 m²Carrez floor area: 46.93 m²Total floor area: 46.93 m²

Annual service charges: to be confirmed — €1,200 or €1,600, depending on the information providedProperty tax: €980

The entrance hall includes storage and leads to the other rooms. The living room combines the open-plan kitchen and living area in a welcoming layout. The bedroom is described as a principal suite, with a shower room. A separate WC completes the arrangement. Built-in cupboards and storage help make efficient use of the space.

Underfloor heating provides consistent warmth. The renovation and layout make the apartment ready to occupy, subject to the usual checks by the purchaser. The garden outlook and peaceful surroundings are welcome features for a Paris apartment. A cellar, included as an ancillary lot, completes the property.

Neighbourhood and lifestyle:

The area around Place de la Réunion is appreciated for its neighbourhood atmosphere and local shops. The market, food shops, bakeries, supermarkets and restaurants all contribute to a lively local...

LOCAL TAXES

Taxe foncière:	**980 EUR**

NOTES