LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48548DPE75 Price: 760 000 EUR

agency fees to be paid by the seller

75017 PARIS, well renovated 2/3 bed appartement with double exposure on the GF+basement of a 19th C building















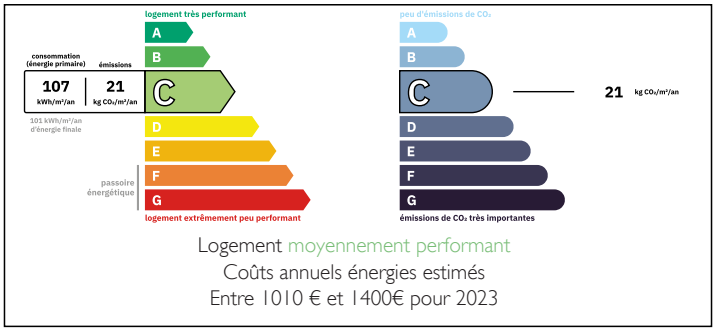
INFORMATION

Town:	Paris 17e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	88 m2
Plot Size:	0 m2

IN BRIEF

Paris 75017 - Rue des Dames - 2 bedrooms - 88.22m2 - Floor plan and 360° virtual tour available - At the heart of the Batignolles district and its village spirit, an attarctive 'Loft style' property renovated throughout and nicely distributed over 2 levels (60.66m2 ground floor + 34.48m2 basement) in an historic 18th century building. No expense was spared during the works to optimise the space (96.08m2) with 3 double-glazed windows on the street side for real comfort. On the courtyard side 1 guest bedroom with shower room and WC plus a very convivial semi-open1 1m2 kitchen fully equipped and overlooking a welcoming 36m2 living room. Accessed by an attractive natural stone staircase, the superb master bedroom, a quiet, private space cleverly enhanced, with natural ventilation and its own dressing room and a well designed...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1010 € et 1400€ 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: **1676 EUR**

NOTES

DESCRIPTION

Situated near Place de Clichy, this spot benefits from the lively atmosphere of the Batignolles neighbourhood, with its independent boutiques, food shops and welcoming cafés. The Rue des Dames and Rue des Batignolles are perfect for a leisurely stroll to Place du Docteur-Félix-Lobligeois, with its shaded terraces and church. Nearby, the Square des Batignolles offers a pleasant green oasis. A friendly neighbourhood where you can savour life's simple pleasures on foot.

Area details :
- Apartment No 45 --> Weighted area 86.41m2 = 10,878 euros/m2
- Total living space --> 88,22m2 Carrez ; 96,08m2 living area ; (GF = 61,60m2 ; Basement = 34,48m2)
- Freehold --> 74 / 1031e

Room details : Entrance 8 m2 ; Living 36 m2 ; Bedroom 1 13 m2 ; Bedroom 2 11 m2 ; Bedroom 3 12 m2 ; Kitchen 8 m2 ; Terrace 13 m2 ; Balcony 3 m2 ; Shower rooms 4 m2.

Investment corner :
The rental value for this type of property ranges from a reference rent of €30,140 per square metre to a reference rent plus a surcharge of €36.50 /m2/month square metre (DRIHL ref.), i.e. €3,222 excluding service charges, representing a projected gross yield of 5.09 per cent. Ideal for a shared flat with 3 possible bedrooms, offering an increased income of +17 to 25 per cent

Miscellaneous: Apartment completely refurbished and ready to move into, double aspect SE/NW facing, 3 large bay windows on the street side + 2 windows on the planted...