



750 | 120 M2 DUPLEX APARTMENT ON 6TH FLOOR WITH ELEVATOR. SUPERB 45 M2 TERRACE OVERLOOKING THE ROOFTOPS OF PARIS

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75011 | 120 M2 DUPLEX  
APARTMENT ON 6TH  
FLOOR WITH ELEVATOR.  
SUPERB 45 M2 TERRACE  
OVERLOOKING THE  
ROOFT...



| PROPERTY FACT FILE  |   |
|---|---|
| REFERENCE   | A31883MAG75   |
| PRICE   | € 1,190,000<br>£ 991,960*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM   | 2   |
| BATHROOM  | 2   |
| ACCOMMODATION   | 0 m <sup>2</sup>  |
| LAND  | 45 m <sup>2</sup>   |
| TOWN  | Paris   11 <sup>e</sup> Arrondissement  |
| DEPARTMENT  | Paris   |
| LOCATION  | City property   |
| TYPE  |   |
| CONDITION   | Good condition  |
| FEATURES  | Fiber optic, Linky, Double glazing  |
| <small>*Price based on current exchange rate which is subject to change</small> |   |



- Terrace
- Calm
- Luminous
- Balcony
- Air conditioning

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PARIS 11e - Métro Rue Saint-Maur - 4 Rooms (T4) - 105 m2 + 45 m2 wooded terrace - Energy label class E - See 360 tours and map - Close to Square Maurice Gardette. Duplex 104.32 m<sup>2</sup> carrez on the 6th and 7th floors of a 1964 building in a secure condominium with elevator. Bright and quiet apartment. It comprises an entrance hall

## DESCRIPTIF

Surface area details for the lots included in the price:

- Apartment No 124, 125, 154 □ Weighted 119.5 m<sup>2</sup> = 11,297 euros/m<sup>2</sup> - Total habitable □ 105 m<sup>2</sup> Habitable; 104.32 m<sup>2</sup> Carrez; 44.60 m<sup>2</sup> Terrace in exclusive enjoyment.
- Concrete cellar No 139, 145, 146 □ 20.62 m<sup>2</sup> valued at 1,000 euros/m<sup>2</sup>, 6/ 1008èmes. - Lots total tantièmes □ 71 / 1000e
- Private parking space No 135 in addition (valued at €20,000) □ 14 / 1000e

Investor info :

- Furnished rental potential €29.6/m<sup>2</sup>/month □ €3552 (ref DRIHL or SeLoger) □ 3.6% projected yield

Ready-to-move-in apartment after tasteful paintwork refurbishment, new, modern kitchen (Schmidt), air-conditioning in main room and bedroom, N/E orientation, sunny, through-view with large double-glazed windows (16 mm standard), private terrace (exclusive right of use), walk-in closet as well as numerous custom-made closets and storage space, 6th and 7th floor out of 7, three apartments on the upper floor, secure building (Vigic + Interphone/digicode and armored door), elevator up to standard (recently renovated), high-speed fiber optics, bicycle room, possibility of acquiring a parking space in the building at extra cost. Collective heating by condensation boiler, no co-ownership works voted or planned, charges €351/month including maintenance of common parts + water + central heating, property tax €1,388/year, ideal first acquisition, may be suitable for liberal professions without noise nuisance.

In the heart of

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31883MAG75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

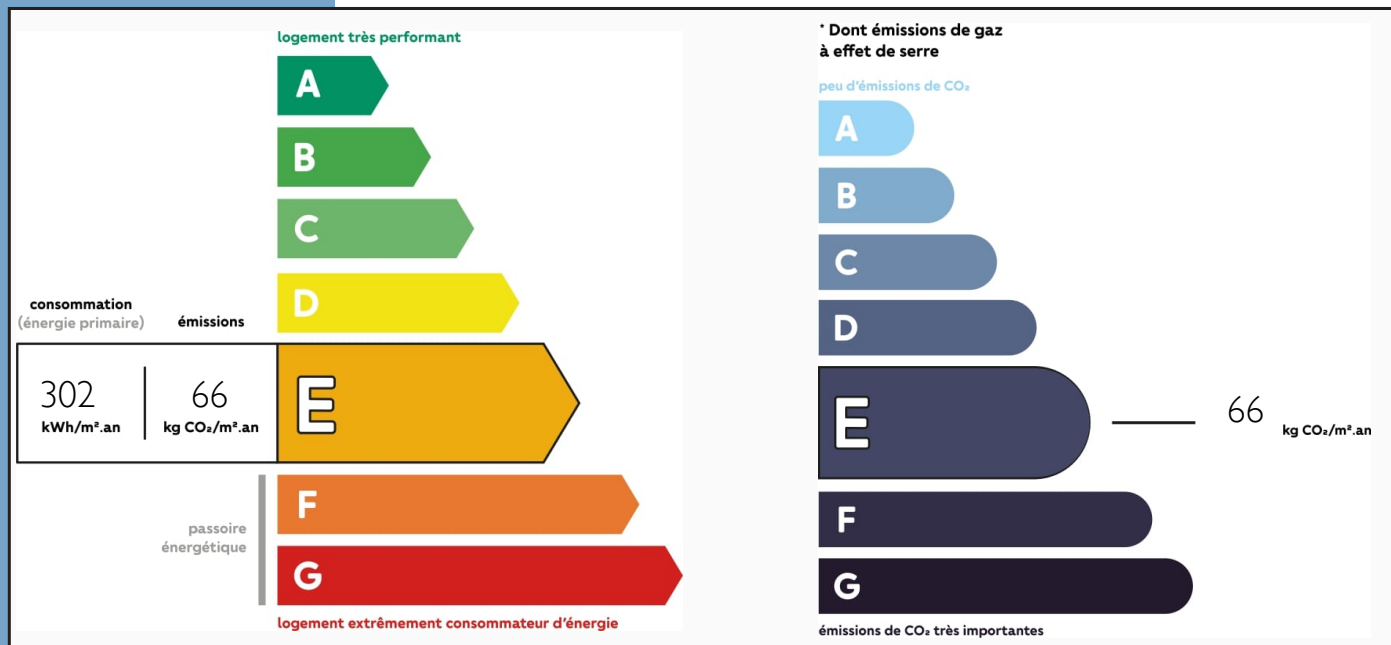
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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