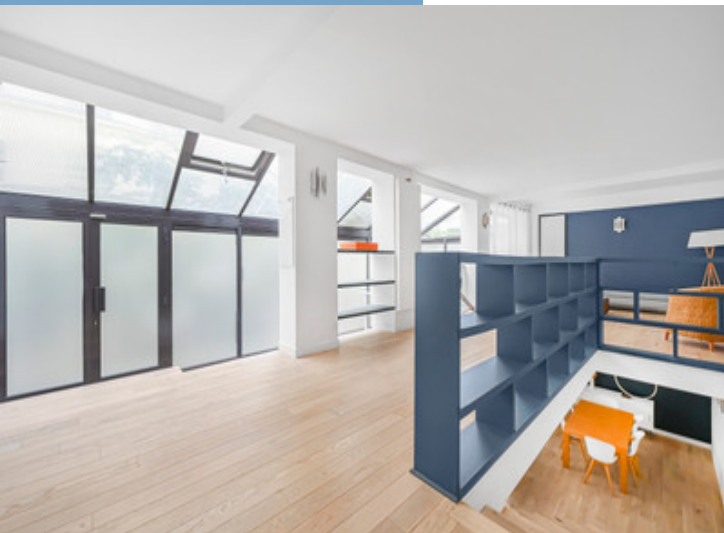




750 I 0, 6P (T6) DETACHED HOUSE FOR 205M2 ON THE GROUND FLOOR OF A WOODED COURTYARD IN A 1780 BUILDING

www.leggettprestige.com

75010, 6P (T6) DETACHED HOUSE FOR 205M2 ON THE GROUND FLOOR OF A WOODED COURTYARD IN A 1780 BUILDING...



PROPERTY FACT FILE	
REFERENCE	A33303MAG75
PRICE	€ 1,880,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	225 m ²
LAND	0 m ²
TOWN	Paris 10e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	Appartement, Family Home
CONDITION	Habitable
FEATURES	Fiber optic
*Price based on current exchange rate which is subject to change	



- Detached house
- Atypical with lots of charm
- Calm
- Very large surface
-

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PARIS 10e - Métro Poissonnière - 6 Rooms (T6) - 204 m2 - Class E energy label - See 360 visits, and map - Between Square Montholon and Saint Vincent de Paul church. In a beautiful wooded courtyard of a building dating from 1780. A detached house with a floor area of 225 m2. On the first floor, you'll find a beautiful entrance hall with bay

DESCRIPTIF

Energy performance

- 285 E / 61 E --> Final Energy 276 E

- Essential work to upgrade to C --> between €11800 and €17700

- Additional work required to upgrade to A --> between €12,000 and €179,700

Details of surface areas for the lots included in the price:

- Apartment --> Weighting 215.36 m2 = 8730 euros/m2

- Total living space --> 225.98 m2 floor area; 204.74 m2 Carrez.

Room details: Entrance 10.03 m2; Lounge 39.16 m2; WC: 1.9;

Corridor 5.39 m2; Bathroom 6.2; Bedroom 1: 9.21m2; Bedroom 2:

9.88 m2 Kitchen 8 m2; Bedroom 3: 10.12 m2; Kitchen / Dining room:

32.63 m2 ; Games room: 17.21 m2 ; Library: 20.6 m2 ; Bathroom:

11.05 m2 ; Toilet: 1.47 m2 ; Laundry: 6.9 m2 ; Office: 11.5 m2 ;

Storage room: 8.69 m2 ; Utility room: 2.8 m2

- Furnished rental potential €29 / m2 / month --> €5,937 (ref DRIHL or SeLoger) --> 3.8% projected yield

Features: Ready to move in after tasteful paintwork refreshment, modern, recently fitted kitchen, S/W orientation. Large bay windows overlooking wooded courtyard on ground floor. Loft-like volumes in living room and dining room. Numerous custom-made closets and storage space with integrated sliding doors between 2 of the bedrooms. Like a house, comprising a 51 m2 ground floor, a 41 m2 second floor, a 32 m2 intermediate floor housing the kitchen and dining area, and a vast 80 m2 souplex. Secure building (Vigic + digicode), fiber optic broadband, individual heating, 368 €/month charge including maintenance of common areas + water + 16

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33303MAG75>

COMPLETE FILE AND PHOTO ON REQUEST



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

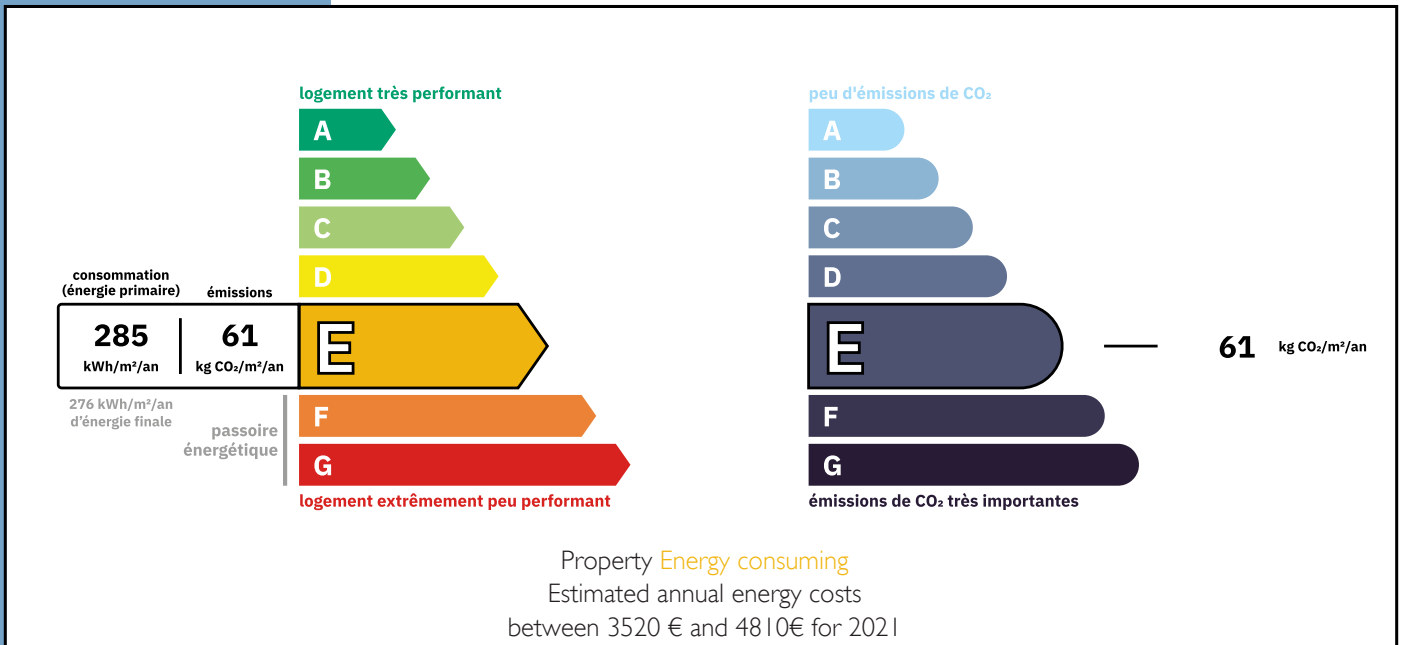
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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