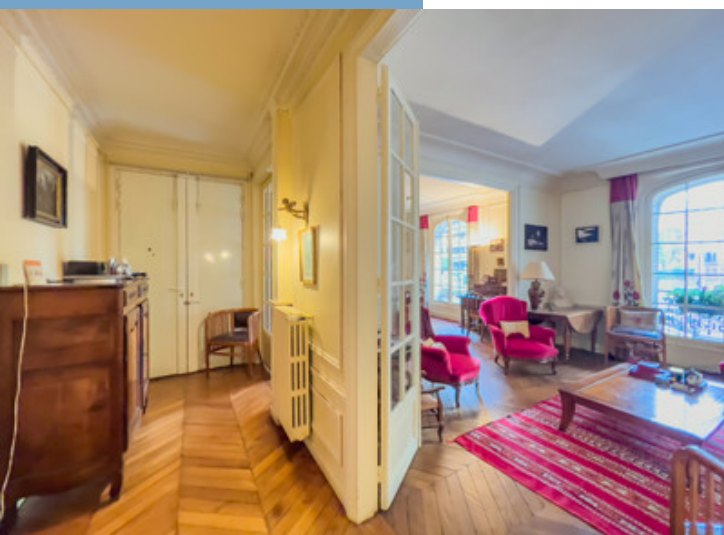
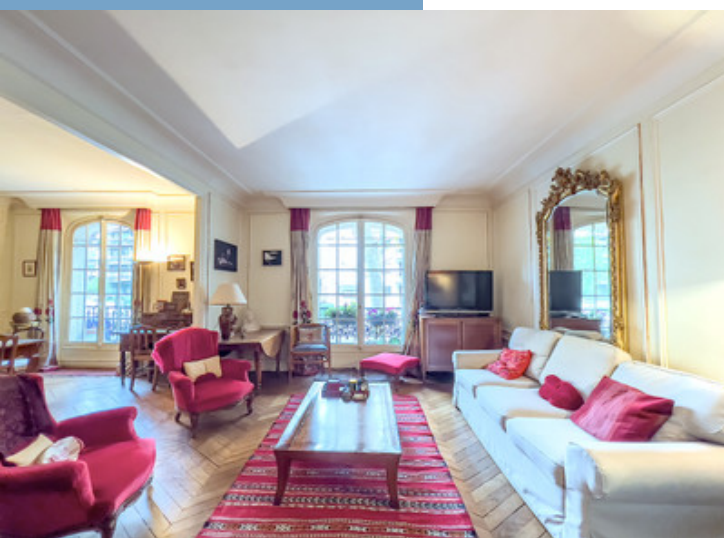




PARIS 75016, CHARMING 3 BEDS APARTMENT,
124M², ON THE 1ST FLOOR WITH LIFT,
BEAUTIFUL SECURE BUILDING FROM 1913

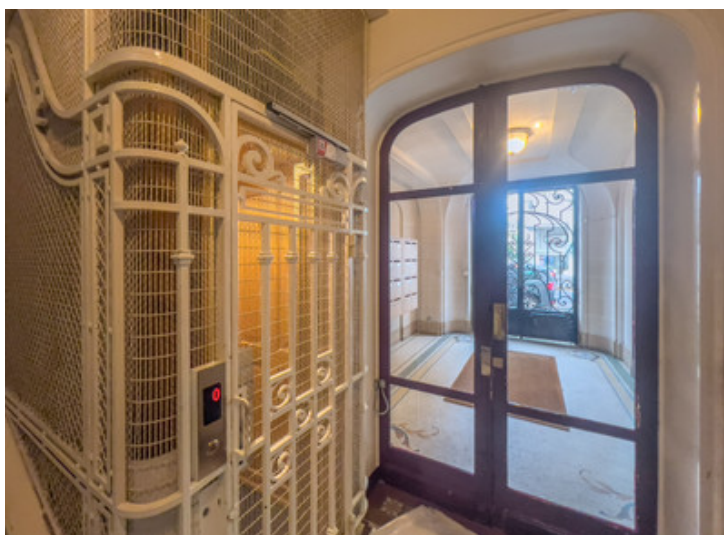
PARIS 75016, CHARMING 3
BEDS APARTMENT, 124M²,
ON THE 1ST FLOOR WITH
LIFT, BEAUTIFUL SECURE
BUILDIN...



PROPERTY FACT FILE

REFERENCE	A41258DPE75
PRICE	€ 1,240,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 190 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	2
ACCOMMODATION	124 m²
LAND	0 m²
TOWN	Paris 16e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Habitable
FEATURES	Fiber optic, Linky, Open fireplace

*Price based on current exchange rate which is subject to change





PARIS 75016, CHARMING 3 BEDS APARTMENT, 124M², ON THE 1ST FLOOR WITH LIFT, BEAUTIFUL SECURE BUILDIN...

Ref : A4I258DPE75

A particularly chic location, ideally situated between the Seine and the village of Auteuil, beautiful modular 3 bedrooms apartment of 123,89 m², dual-aspect and benefiting from all the charm of the old (herringbone parquet flooring, mouldings). Located on the first floor of a superb Art Nouveau building with lift, dating from 1913, secure, well

DESCRIPTION

Energy performance (EPC)

- 260 E / 57 E ==> Final energy 256 E
- Annual energy cost: between 2750 € and 3770 €
- Essential work to achieve C rating ==> between 3100 € and 4700 €
- Additional work required to achieve A rating ==> between 18700 € and 28100 €

Details of surface areas for lots included in the price:

- Apartment (lot no. 4)
- Cellar ==> 3,87m² valued at €2,500/m²

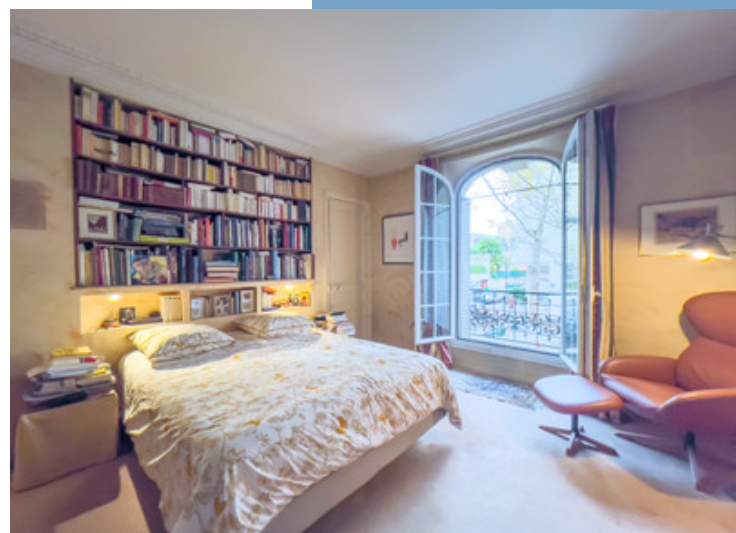
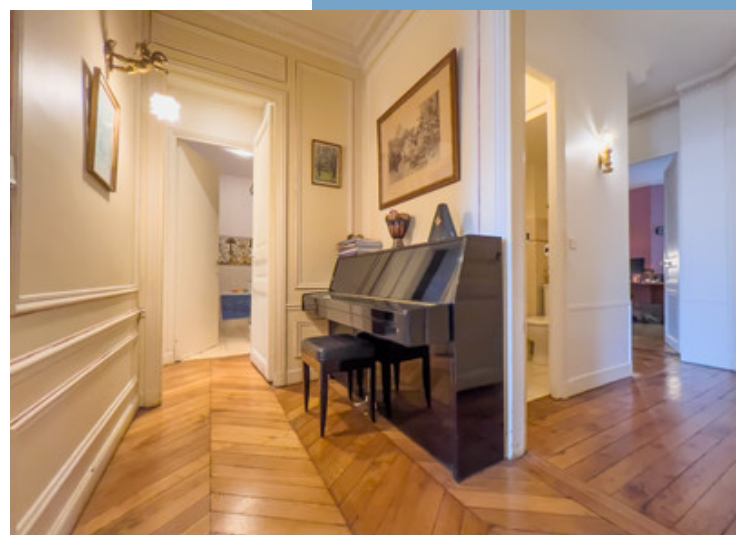
Features: Small, human-scale co-ownership building in an ideal location, a stone's throw from the Église d'Auteuil market, dual-aspect apartment (3 exposures), well maintained over the years but work required, flexible layout with possibility of redistributing bedrooms, possibility of creating a 4th bedroom, very friendly neighbourhood with no anti-social behaviour, lift, shutters, main NE orientation, 2.85m ceiling height, numerous custom-made cupboards and storage space, only one flat on the floor, secure building (Vigic + intercom/digital code, reinforced door), lift compliant with standards, high-speed fibre optic internet, gas central heating, recent co-ownership works: courtyard façade 2025, roof and chimney overhaul 2025, new gas boiler 2022, charges €410/month including heating in addition to maintenance of common areas + cold water + lift, property tax €2,808/year, suitable for professionals without noise pollution.

In the heart of the Auteuil administrative district, this Art Deco building with a lift and six floors above ground level was built in 1913 and comprise...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I258DPE75>

COMPLETE FILE AND PHOTO ON REQUEST



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

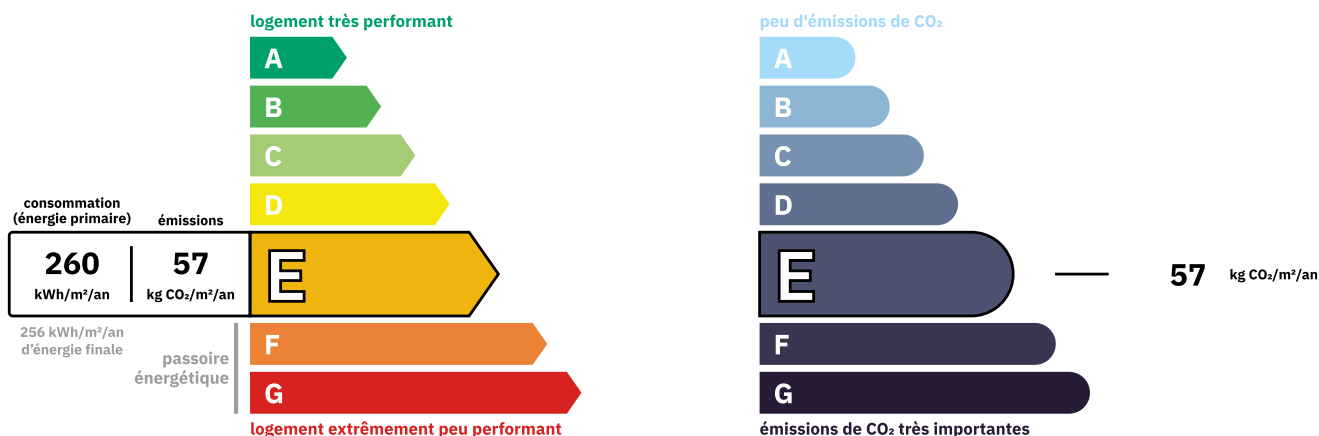
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PARIS 75016, CHARMING 3
BEDS APARTMENT, 124M², ON
THE 1ST FLOOR WITH LIFT,
BEAUTIFUL SECURE BUILDIN...

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

Ref : A4I258DPE75

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 2750 € and 3770€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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

Réf : A4I258DPE75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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