



PARIS 75017, BATIGNOLLES, LOFT-STYLE FLAT,  
88M<sup>2</sup>, FIRST AND TOP FLOOR, NO IMMEDIATE  
NEIGHBOURS, 1830 BUILDING

PARIS 75017,  
BATIGNOLLES, LOFT-STYLE  
FLAT, 88M<sup>2</sup>, FIRST AND  
TOP FLOOR, NO  
IMMEDIATE NEIGHBOURS,  
1830...



PROPERTY FACT FILE	
REFERENCE	A41859DPE75
PRICE	€ 865,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (830 400 EUR hors honoraires)
BEDROOM	2
BATHROOM	1
ACCOMMODATION	80 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 17e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Habitable, Good condition
FEATURES	Fiber optic, Linky, Double glazing

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



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Paris 75017 – Batignolles – 360° tour and floor plan available

This unique loft feels like a house. Located on the 1st and top floor, with no direct neighbours, the 1830 building includes 3 co-owners (two houses and one loft) in the heart of this highly sought-after

## DESCRIPTION

Energy performance (EPC)

- 187 D / 40 D ==> Final energy 182 D
- Annual energy cost: between £1,660 and £2,290

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

- Apartment (lots 103, 104, 105) ==> Weighted area 80.40 m<sup>2</sup> = €11.132/m<sup>2</sup>
- Total living space ==> 88.36 m<sup>2</sup> floor space; 72.41 m<sup>2</sup> Carrez
- Room details : Living room/kitchen 57.29 m<sup>2</sup>; Mezzanine 16.10 m<sup>2</sup>; Bedroom 8.79 m<sup>2</sup>; Bathroom 4.84 m<sup>2</sup>; Laundry room 1.37 m<sup>2</sup>
- Total freehold shares ==> 232/1000ths of the building's common areas

Features: Exceptional loft apartment offering volume and space, functional mezzanine, small human-scale co-ownership and ideally located, dual-aspect apartment, old-world charm with oak parquet flooring and exposed beams, decorative fireplace, ceiling height of 4.69m, mezzanine ceiling height of 2.38m, very well maintained and ready to move into after a good refresh, shutters on all windows, offers a high level of comfort thanks to double glazing and exceptional volume, main north/west orientation, 450m from the Batignolles covered market, open-plan and fully equipped kitchen, numerous custom-made cupboards and storage space, only property on this floor, high-speed fibre optic internet, individual gas heating, service charge €120/month including maintenance of common areas + cold water, property tax €1,673/year, ideal first purchase/pied-à-terre or investment, suitable for professionals with no noise nuisance.

In the heart of the Batignolles administrative dis...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41859DPE75>

COMPLETE FILE AND PHOTO ON REQUEST

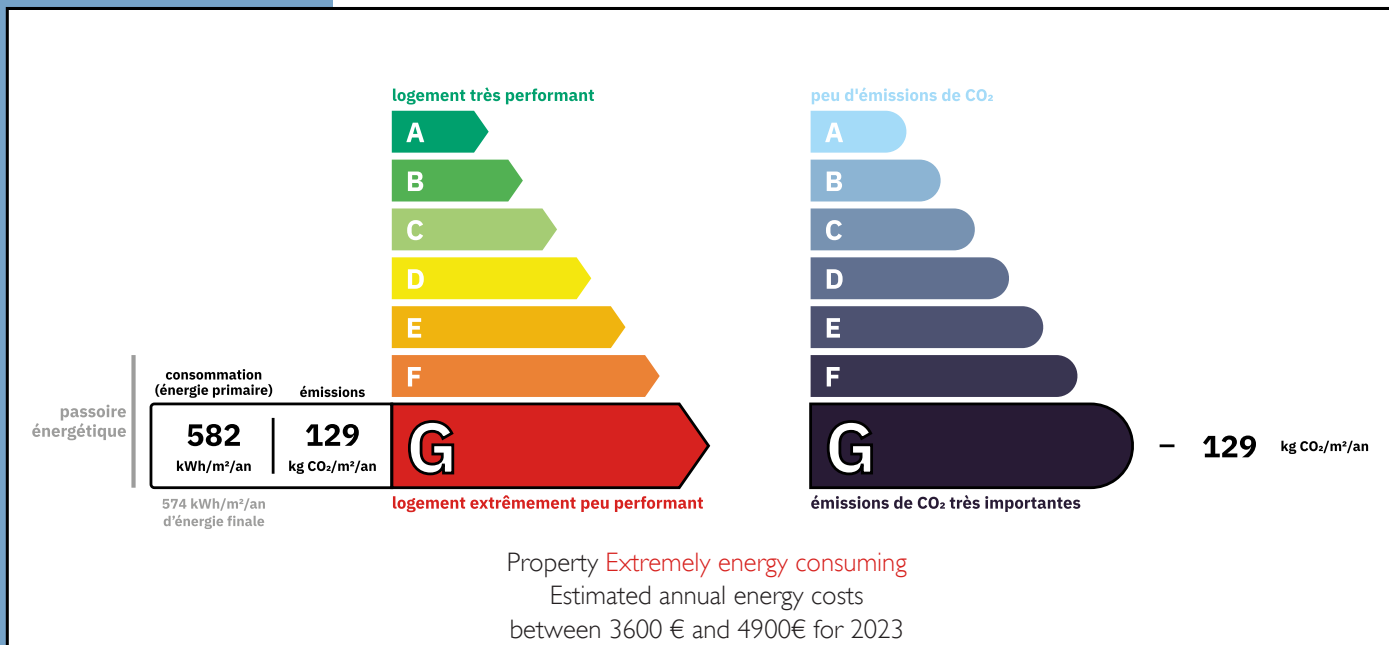


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

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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 :A41859DPE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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