LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PARIS 75017, BATIGNOLLES, LOFT-STYLE FLAT, 88M², FIRST AND TOP FLOOR, NO IMMEDIATE NEIGHBOURS, 1830 BUILDING

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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 m²
LAND	0 m²
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 m² = €11.132/m²
- Total living space ==> 88.36 m² floor space; 72.41 m² Carrez
Room details : Living room/kitchen 57.29 m²; Mezzanine 16.10 m²; Bedroom 8.79 m²; Bathroom 4.84 m²; Laundry room 1.37 m²
- 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

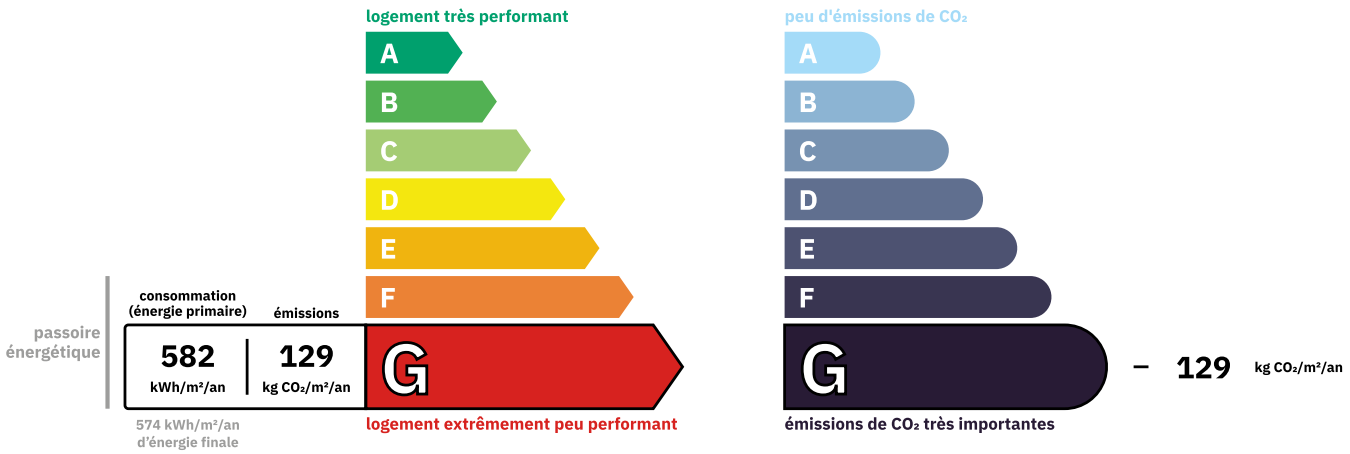
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Extremely energy consuming
Estimated annual energy costs
between 3600 € and 4900€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A41859DPE75

FILE COMPLETE AND PHOTOS ON REQUEST

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