



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, 88M², FIRST AND  
TOP FLOOR, NO  
IMMEDIATE NEIGHBOURS,  
1830...



PROPERTY FACT FILE	
REFERENCE	A41859DPE75
PRICE	€ 895,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (860 000 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 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

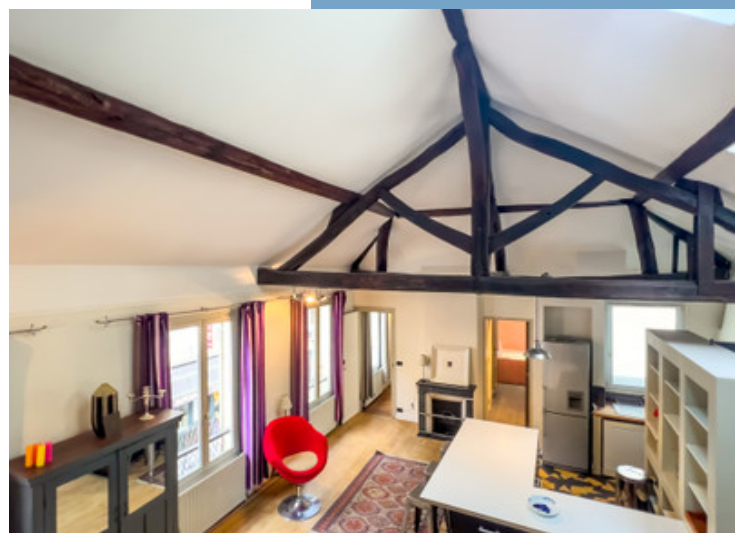
Features: Exceptional loft apartment offering volume and space, functional mezzanine, small human-scale co-ownership and ideally located, dual-aspect apartment, old-world charm with oak parquet flooring and exposed beams, decorative fireplace, ceiling height of 4.69m, mezzanine ceiling height of 2.38m, 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



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

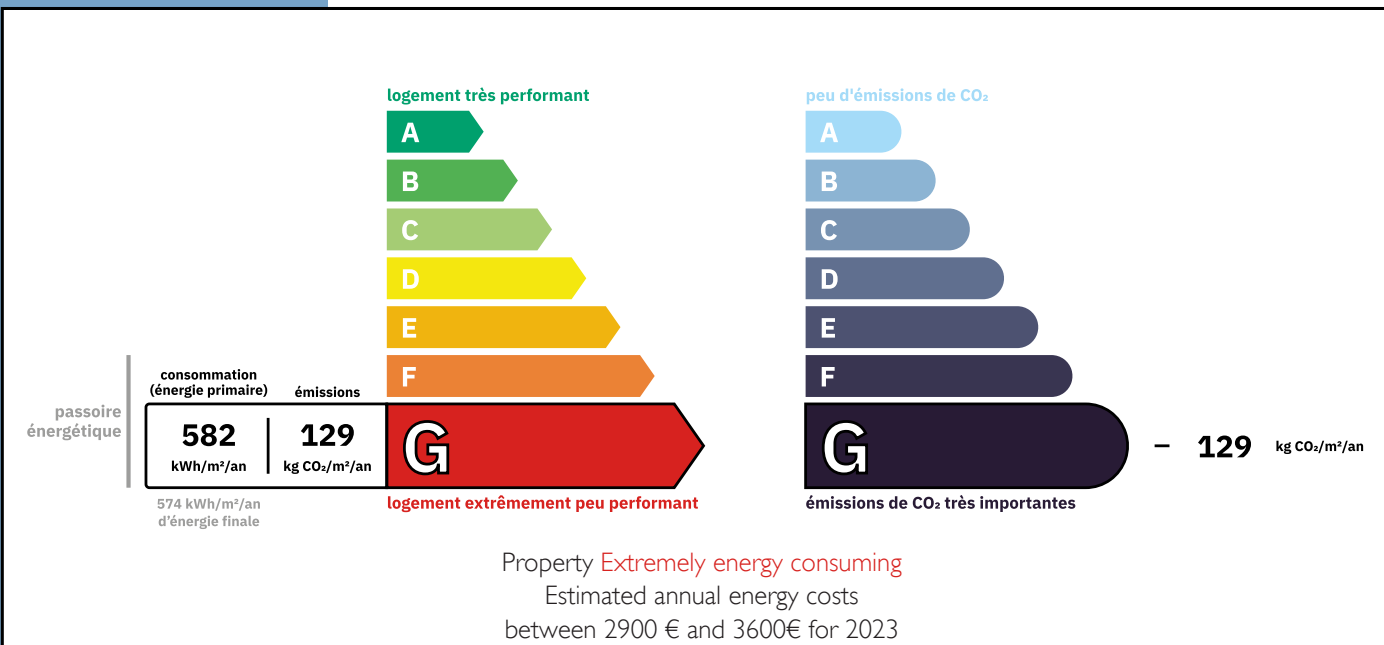
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PARIS 75017, BATIGNOLLES,  
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : A4I859DPE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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