



75010, GRANDS BOULEVARDS, BEAUTIFUL 5  
ROOM FLAT 91 M<sup>2</sup> ON THE 3RD FLOOR OF A  
BUILDING FROM 1840 WITH A LIFT

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BOULEVARDS, BEAUTIFUL  
5 ROOM FLAT 91 M<sup>2</sup> ON  
THE 3RD FLOOR OF A  
BUILDING FROM 1840  
WITH...



PROPERTY FACT FILE	
REFERENCE	A44815MAG75
PRICE	€ 920,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (880 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	1
ACCOMMODATION	89 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 10e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	Fiber optic, Linky, Double glazing
<small>*Price based on current exchange rate which is subject to change</small>	



- A charming flat
- Crossing
- Lift
- A lively, family-friendly neighbourhood
- Calm

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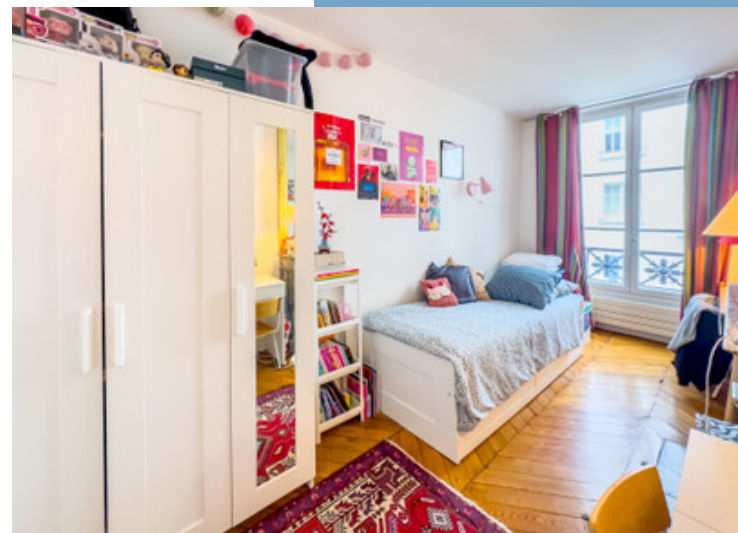
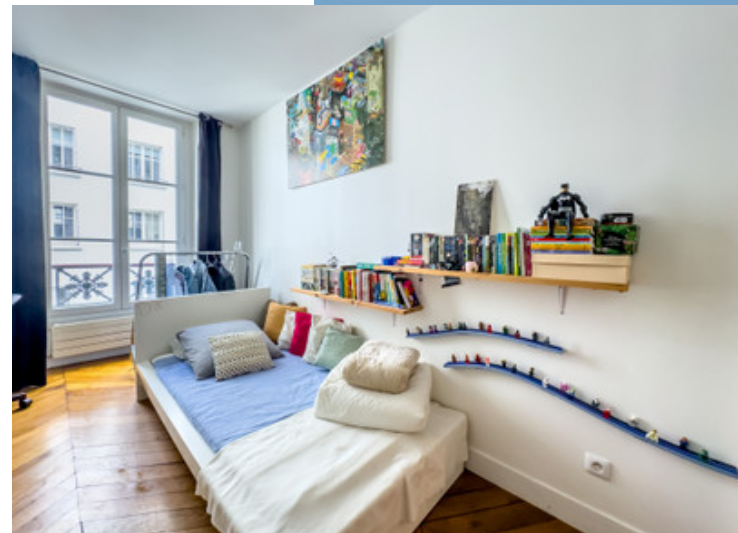
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PARIS 10th arrondissement – Bonne Nouvelle OR Poissonnière metro stations – 5 rooms – 91 m<sup>2</sup>. Energy efficiency rating: Class E. Floor plan and virtual tour available. Not far from the Grands Boulevards and a short walk from the 9th arrondissement. On the 3rd floor of a beautiful, secure building dating from 1840 with a lift. This

## DESCRIPTION

Features: Ready to move into following a fresh coat of paint; kitchen refurbished in 2015; north-facing, dual-aspect and bright. Flexible layout with the option to convert the two bedrooms into a larger living space, as originally designed. 2.79 m ceiling height, original features including a working fireplace in the dining room, living room and one of the bedrooms. Original 'Point de Hongrie' parquet flooring and ceiling mouldings. 3rd floor of 5. Secure building (Vigic + intercom/digital code and reinforced door), lift compliant with current standards, high-speed fibre optic broadband. Individual gas heating. Recent works by the owners' association including roof repairs and refurbishment of the two courtyards. Work approved for refurbishment of the stairwell and the small rear courtyard. Service charge 224 € / month including maintenance of communal areas + cold water and lift. Council tax €1,832/year. Ideal as a first home, family apartment, pied-à-terre or investment.

10th arrondissement - Situated on the right bank of the River Seine. It is little known to tourists but houses hidden gems such as the Canal St Martin, linking with the River Seine. Strolling along the water's edge at sunset will make you feel like you're a true Parisian. This multi-cultural neighbourhood also contains a bohemian element and the cafes and restaurants along the Canal, makes it now a popular destination for both Parisians and tourists bringing new energy into the area. This ed..



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A44815MAG75>

COMPLETE FILE AND PHOTO ON REQUEST

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

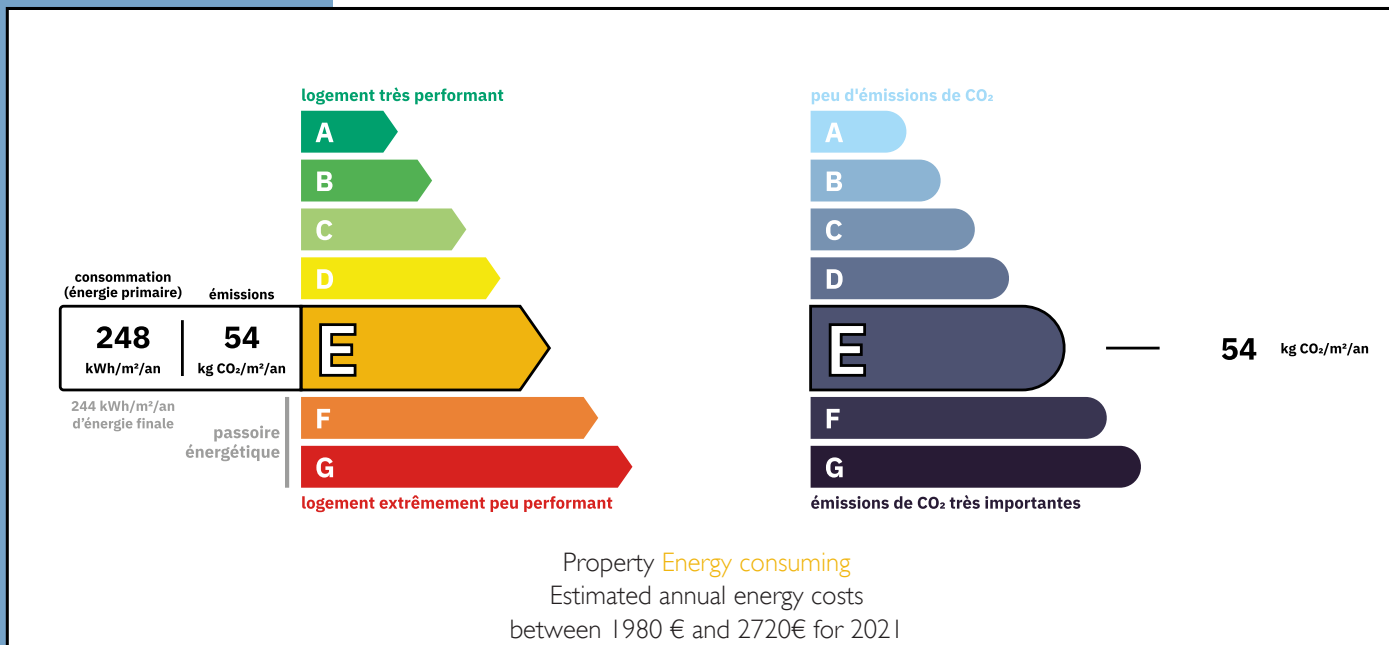
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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