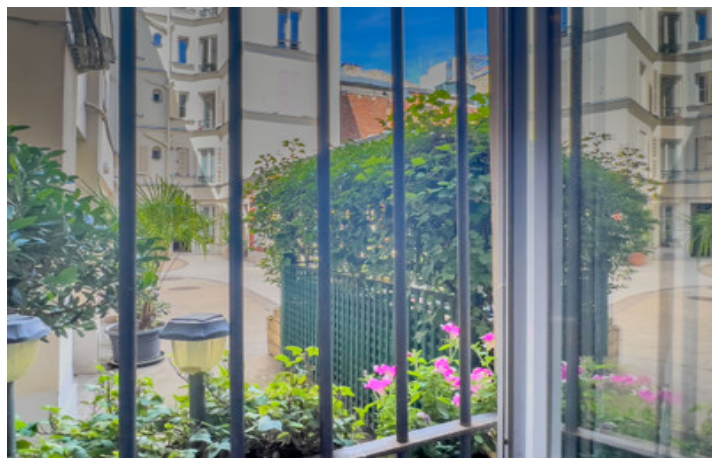


75017 PARIS, well renovated 2 bed appartement with double exposure on the GF+basement of a 19th C building



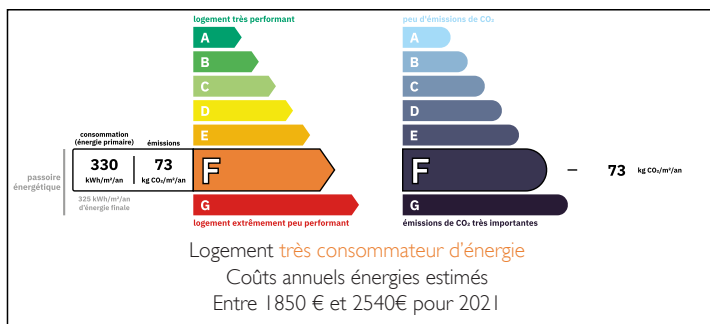
INFORMATION

Town:	Paris 17e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	96.08 m2
Plot Size:	0 m2

IN BRIEF

Paris 75017 - Rue des Dames - 2 bedrooms - 88.22m2 - Floor plan and 360° virtual tour available - At the heart of the Batignolles district and its village spirit, an attractive 'Loft style' property renovated throughout and nicely distributed over 2 levels (60.66m2 ground floor + 34.48m2 basement) in an historic 18th century building. No expense was spared during the works to optimise the space (96.08m2) with 3 double-glazed windows on the street side for real comfort. On the courtyard side 1 guest bedroom with shower room and WC plus a very convivial semi-open 1m2 kitchen fully equipped and overlooking a welcoming 36m2 living room. Accessed by an attractive natural stone staircase, the superb master bedroom, a quiet, private space cleverly enhanced, with natural ventilation and its own dressing room and a well designed...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Room details : Entrance 8 m² ; Living 36 m² ; Bedroom 1 13 m² ; Bedroom 2 11 m² ; Bedroom 3 12 m² ; Kitchen 8 m² ; Terrace 13 m² ; Balcony 3 m² ; Shower rooms 4 m².

Area details :

- Apartment No 45 --> Weighted area 86.41 m² = 10,878 euros/m²
- Total living space --> 88,22m² Carrez ; 96,08m² living area ; (GF = 61,60m² ; Basement = 34,48m²)
- Freehold --> 74 / 1031e

Investment corner :

- Furnished rental potential --> 1.326 €/month (Ref. Drihl ou SeLogger) --> 2.89% yield
- Ideal flatsharing --> 2 bedroom possible for an increased income of +17 to 25% --> 3.62% yield

LOCAL TAXES

Taxe foncière:	1165 EUR
Taxe habitation:	EUR

NOTES

Miscellaneous: Apartment completely refurbished and ready to move into, double aspect SE/NW facing, 3 large bay windows on the street side + 2 windows on the planted courtyard side, 2,41m high ceilings, well situated close to lines 2 and 13, and 600m from the recent line 14, oak parquet flooring, numerous cupboards and storage space, secure building with caretaker + digital entry code system + armoured door, high speed fibre optic internet, individual gas heating system, underground pipe work voted and paid for, no other work planned, recent renovation of the facades on the courtyard side, the communal areas could do with some sprucing up, service charges €389/month including 24/7 caretaker + cold water, property tax €1165/year, ideal for a young family, first purchase or pied-à-terre, suitable for...