

Courbevoie - La défense 15mn walk away, 1bed apartment, 43m2 on the 1st floor of a 2005 building with lift

EXCLUSIVE

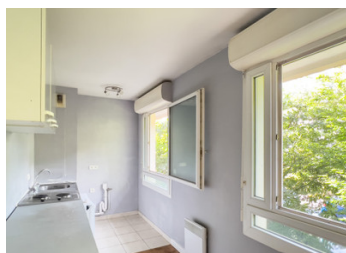
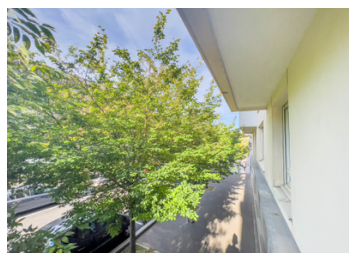
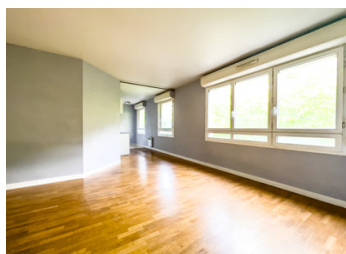


INFORMATION

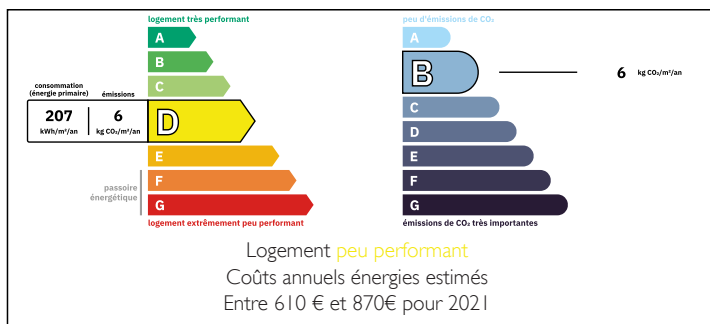
| | |
|-------------|----------------|
| Town: | Courbevoie |
| Department: | Hauts-de-Seine |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 42 m2 |
| Plot Size: | 0 m2 |

IN BRIEF

Courbevoie La Défense - 1 bed - 42.59m2 Carrez - Parking available - Check floor plan and 360° - Energy rating D - 15 minutes walk from the Parvis of La Défense, modern apartment for this 2-room eco-designed property on the 1st floor of a 2005 building. Offering a feeling of openness thanks to its generously glazed living room, it includes an entrance hall, the living room and its open-plan kitchenette ready to accommodate your white goods, a bedroom, an ensuite bathroom and a separate toilet. A concrete cellar completes this property. A private parking space in the 1st basement is available at an additional cost of €15,000. A contemporary, functional and well-proportioned property, well designed without wasted space for this exceptional pied-a-terre, a liberal profession or simply an investment. The Residence also benefit from acoustic comfort and...

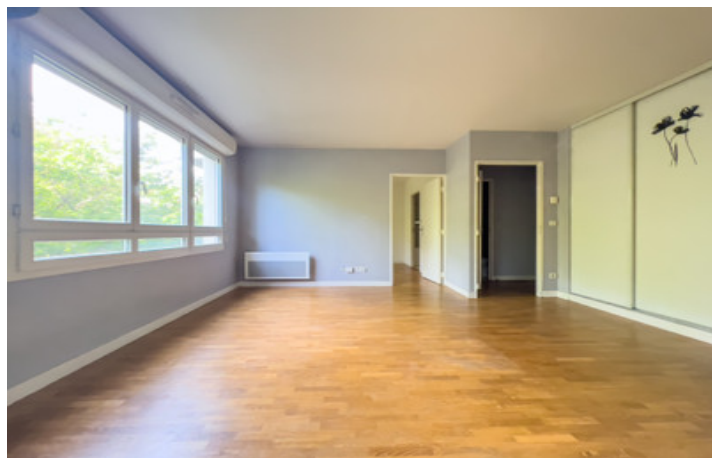


ENERGY - DPE



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 2,12 m² ; Living and kitchen 26.11 m² ; Bedroom 10,11m² ; WC 1.23m² ; Bathroom 3.02 m².

Area details :

- Apartment No 105 --> Living space 42.59m² = 7.279 euros/m²
- Cellar No 74 --> 3,23m² valued at 1.500 € / m²
- underground secure Parking space No 51 (valued 15K€)
- Freehold --> 140 / 10000

Investment corner :

- Furnished rental potential --> 30€/M2/month --> 1275 € (Ref. SeLogger) --> 4.94% yield

Miscellaneous: renovated in 2011 and ready to move in, new kitchen and bathroom, double exposure N/W facing, 3 French windows overlooking the street and the green courtyard side, 2nd bedroom possible, right of exclusive use for the terrace/Veranda, ceiling height 3.20m, retained original features includes working fireplace, oak parquet flooring and ceiling mouldings, many custom storage cabinets and cupboards with built-in sliding doors, 5th floor of 9, two apartments on this floor, secure building with 24/7 caretaker reinforced door and digital entry code system, lift, high speed fibre optic internet, bicycle and pushchairs storage room, easy off street parking, individual gas OR central heating system, freehold and no building renovation voted or planned, 115 € / month service charge including water and central heating, 750 € / year land tax, service bills of approx. 65 euros/month, possibility to acquire a garage, Ideal as a pied-a-terre, first acquisition or investment, home accessible to persons with disabilities and reduced mobility and also perfect as an office for...

LOCAL TAXES

Taxe habitation: EUR

NOTES