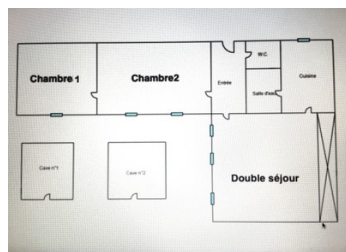


Apartment with Commercial Potential, 81m2 for Renovation, 6 Courtyard-Facing Windows, 1st floor, lift, cellars



INFORMATION

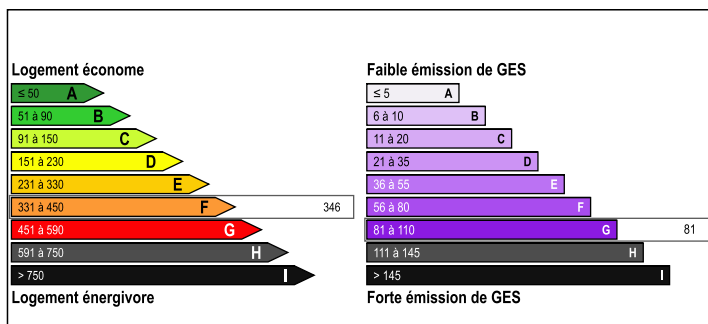
Town:	Paris 2e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	0 m2



IN BRIEF

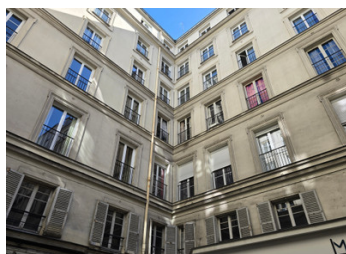
75002 Paris (Vivienne/Richelieu-Drouot area). Spacious corner apartment of 81 sqm with 4 rooms for renovation, suitable for residential and/or commercial use (see photos and floor plan). Ideally located just steps away from shops and the bustling atmosphere of the Grands Boulevards, near Galerie Vivienne and the covered passages of Panoramas and Princes, Grand Rex cinema, and Rue Montorgueil. Positioned on a quiet courtyard, on the 1st floor of a well-maintained 1900 building with elevator and concierge. Facing North and West, with 6 windows, it includes a double living room (29.69m2), 2 other adjoining rooms of 23.45m2 and 14.50m2, a bathroom, a separate toilet, and a kitchen to be fitted. 2 cellars complement this property. Individual gas heating. Requires renovation and modernization.

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

Energetic performance

- 346 E / 81 F

individuel Gaz heating.

Apartment composed of 2 lots (lot 18 and lot 19) - Total habitable --> 81.33 square meters, with 2 cellars lot 153 and lot 159. The 2 cellars valued at 2,000 euros/square meter.

Details of the rooms: entrance 3.97m², double living room 29.69 m²; 2 other adjoining rooms of 23.45m² and 14.50m², Kitchen 4.65 m²; Shower room 3.00m²; WC 2.07m².

- Lots total shares --> 171 / 10,020 of the common parts of the building

To renovate, reorganize and bring up to date. Estimated work around €65,000.

Well located due to its location, this apartment is ideal for a pied-à-terre or for office use. Rental potential of around €2,519/month.

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- Lots total shares --> 171 / 10,020 of the common parts of the building.

To renovate, reorganize and bring up to date. Estimated work around €65,000.

Miscellaneous: The well-maintained old building from 1900 includes 95 apartments spread over 7 floors with a standard elevator. In the Vivienne district, it is built on a plot of 1143 m² located 129m from "Richelieu Drouot" metro station (L8-L9) and 178m from "Grands Boulevards" (L8-L9) station and 334m from "Bourse" station (L3).

Vivienne public nursery school at 422m, Louvois public primary schools at 456m and Jean-Baptiste Poquelin middle school at 878m.

Close to: the Palais-Royal, Rue Sainte-Anne,

LOCAL TAXES

Taxe foncière: 2420 EUR

Taxe habitation: EUR

NOTES