

PARIS 12 | Charming 4 rooms | 77 m | 1st floor with elevator | Quiet and bright | Place de la Nation



## INFORMATION

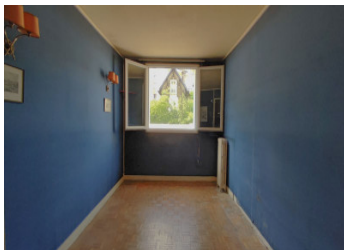
|             |                          |
|-------------|--------------------------|
| Town:       | Paris 12e Arrondissement |
| Department: | Paris                    |
| Bed:        | 3                        |
| Bath:       | 1                        |
| Floor:      | 77 m2                    |
| Plot Size:  | 0 m2                     |

## IN BRIEF

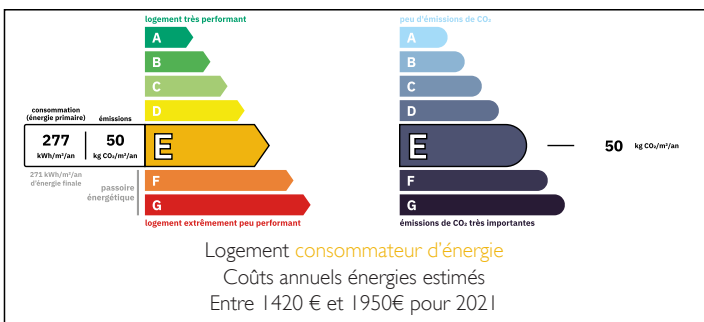
Bright 4-room flat in a quiet, well-maintained residence on the first floor with lift and unregistered parking, ideal for family life. Three large bedrooms of over 10 m<sup>2</sup>, a bright 25 m<sup>2</sup> double living room and uninterrupted views throughout the flat. This flat has been designed for comfort and practicality.

Possibility of opening up the separate kitchen, refurbishment work required. The flat also includes a bathroom, a separate toilet and a hallway with cupboards.

Located in a residence with a caretaker and green spaces, the flat benefits from district heating and hot water, and has strong rental potential. The largest cellar in the residence comes with this property and a large bike room is available. Close to public transport, 2 minutes' walk from the Nation metro station, schools and shops. Don't hesitate!

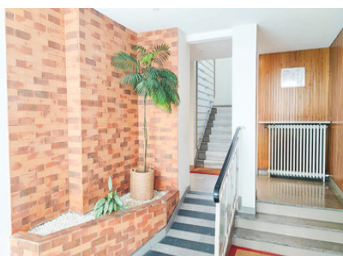
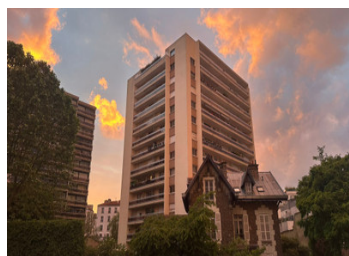


## ENERGY - DPE



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

This bright, quiet flat comprises the following rooms:

- Living/dining room: A 25m<sup>2</sup> double living room
- Separate kitchen: Functional, with potential for modernisation to suit your tastes.
- Three bedrooms: Varying sizes, perfect for a family or home office.
- Bathroom: Equipped with a bathtub
- Separate WC
- Cellar: A 5m<sup>2</sup> space in the basement, offering additional storage.
- Double-glazed windows
- District heating
- 2-3-seater lift
- Resident caretaker, available all week
- Large unnamed condominium car park
- Secure residence with electric gate
- Communal bike storage.

Refurbishment work is planned, offering the opportunity to personalise the space according to your preferences and to modernise the existing facilities.

- Annual service charges: approx. €3,260 .
- Property tax 2023: €1,243 per year.
- Rental potential (increased furnished): €1948/month

## LOCAL TAXES

**Taxe foncière: 1243 EUR**

## NOTES

There are no disputes in the co-ownership, ensuring serene, conflict-free management. No works are planned in the co-ownership.

This flat represents a rare opportunity to acquire a property in a lively, well-connected neighbourhood, with plenty of scope for personalising it to make it a real home from home.

The Picpus/Nation district offers an exceptional living environment with :

Transport: Metro (lines 1, 2, 6, 9), RER A, and 8 bus lines for easy travel.