

PARIS 75007, area Invalides, Necker, Unesco, Studio ready to move in, 10,89m2, 1st floor in 1973 building lift



## INFORMATION

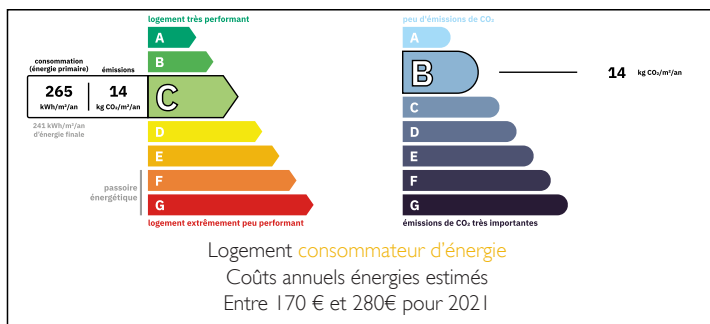
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	10.89 m2
Plot Size:	0 m2

## IN BRIEF

PARIS 75007 - Between Duroc and Sèvres - Studio unit - 10,89m2 - View 360 and plan - EPC class E - Prestigious Parisian address on the Left Bank, 2 steps from the Invalides, Necker and Unesco, for this studio unit located on the 1st floor of a superbly maintained and secure contemporary building dating from 1973 with lift. Ideally nestled away from the hustle and bustle of the city, just 50 m from the superb gardens of Avenue de Breteuil, this quiet, light-filled room, thanks to its generously glazed facade, includes a living area with a well-equipped kitchenette and its own shower room. You'll feel right at home in this ready-to-move-in, south-west-facing living space, which also has access to another modern shower room and toilet in the communal areas. A rare haven of peace between the busy...

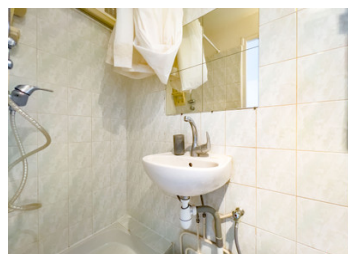


## ENERGY - DPE



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

Area details :

- Apartment No 616 --> 10.89m<sup>2</sup> = 18,181 euros/m<sup>2</sup>

Room details : Living/kitchenette 9,65 m<sup>2</sup> ; Shower rooms 1,24 m<sup>2</sup>.

- Freehold --> 4 / 100000e

Investment corner :

- Projected furnished rental potential = 45 / m<sup>2</sup> / month = 490 €/month =

(Ref. Drihl : Rent reference = 38 €/m<sup>2</sup> and increased rent reference = 45.60 €/m<sup>2</sup>).

Features : 2 steps from the Valentin Haüy association for blind people, the invalides military hospital and the St Jeanne Elisabeth school group, 2 minutes from Necker hospital (children), 6 minutes from Unesco, well located and ready to move into, south-east facing, sunny with bay windows on the street side, partially furnished, fitted kitchen and shower room, ceiling height between 2.30m, cupboard and storage space, 1st floor of 5, seven flats on the floor, secure building (caretaker + Vigic + entry phone + reinforced door), high speed fibre optic internet in the building, street parking or possibility of renting a parking space in the building (€120/month), freehold and no building renovation voted or planned, charges €50/month including cold water + caretaker + lift + ecological district central heating (installed in 2017), property tax €200/year, ideal for first-time buyers, pied-à-terre or investment. Suitable for people with reduced mobility.

Built over 5 floors, this 1973 property is located in the administrative district of Ecole-Militaire and includes 11 apartments spread. The residence is constructed on a plot of 3088 m<sup>2</sup> located 200m from Duroc metro station (L10 +...

## LOCAL TAXES

Taxe foncière: 200 EUR

Taxe habitation: EUR

## NOTES