

75017 Batignolles-Brochant, nice 2-room apt (1 bed), 39m , 2nd floor on a courtyard in a 1900 bdg w/ lift



INFORMATION

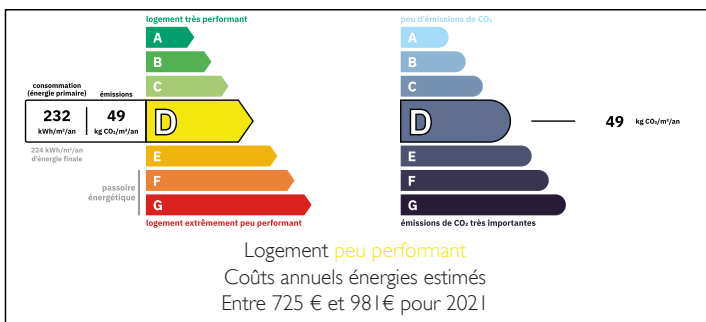
Town:	Paris 17e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	38.75 m2
Plot Size:	0 m2



IN BRIEF

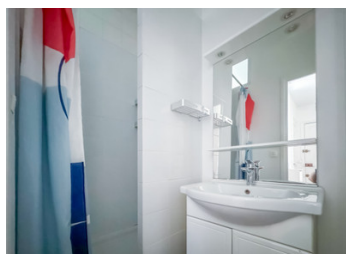
PARIS 17 - Batignolles/Epinettes - 2-room apartment (T2) 1 bed - Energy labels: D/D - 39m² (see 360 & floor plan) - Located on Rue Brochant, just steps from the covered market and the metro of the same name, this beautiful south-east facing and bright 38.75m² (Carrez) apartment is on the 2nd floor of a secure and well-maintained 1900 Haussmannian building with an elevator and caretaker. This quiet 2-room apartment features an entrance leading to a 13m² living room, a 13m² bedroom, an equipped kitchen, a bathroom, and separate toilets. The original oak parquet flooring and moldings enhance its Parisian charm. Overlooking a courtyard, the apartment provides a rare, peaceful retreat. With immediate proximity to public transportation, the lively and family-friendly neighborhood offers a village-like atmosphere with numerous green spaces, small shops, cafés, and restaurants. Close to Parc...

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.



LOCAL TAXES

Taxe foncière: 570 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Energy Performance

- 232 D / 49 D --> Final Energy 224 D
- Essential work to achieve a C rating --> between €7,400 and €8,600
- Additional work to consider for a B rating --> between €19,100 and €28,600.

Areas included in the price:

- Total living area --> 38.75m² Habitable; 38.75m² Carrez
- Room details: Entrance 3.70m²; Living room 13.20m²; Kitchen 5.90m²; Bedroom 12.70m²; Shower room 2.20m²; WC 1.05m²
- Cellar No. 10 --> 4m² - Total share in the building --> 27 / 1003.

Investor Information:

- Projected potential furnished rental income = €34.80/m²/month = €1,349 = 3.64% gross yield (ref DRIHL: Reference rent = €29/m² and reference rent with surcharge = €34.80/m²).

Features: Fully renovated in 2010 and ready to move in, built in 1900 in a very friendly, village-like neighborhood, functional apartment ready to move in after a fresh coat of paint, recent and modern kitchen, south-east orientation, bright and through-plan with large courtyard-facing windows, optimized and well-located space, 2.50m ceiling height, original features with decorative fireplaces, original oak parquet flooring, and ceiling moldings, numerous closets and storage spaces, 2nd floor out of 7, two apartments per floor, secure building (Vigik + Intercom/keypad and armored door), compliant elevator, high-speed fiber optic, live-in concierge, street parking, individual gas heating, co-ownership works voted or scheduled: paint works on the wooden rooftop windows and installation of surveillance camera, monthly charges €149 including 24/7 concierge + water, property tax €570/year, ideal for first-time...