

94200 Ivry-sur-Seine, nice 2-room apt (1 bed), 36 m on the 5th and top fl of a bldg from 1920 without lift

EXCLUSIVE



INFORMATION

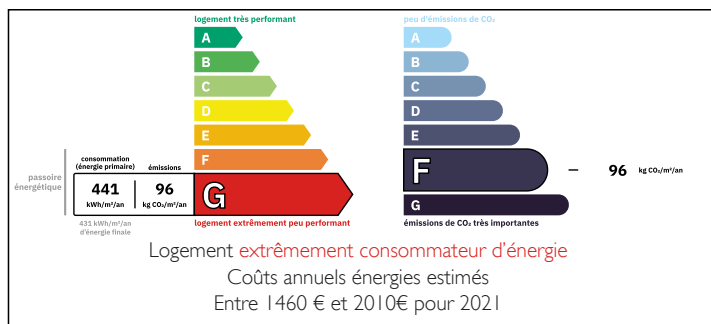
Town:	Ivry-sur-Seine
Department:	Val-de-Marne
Bed:	1
Bath:	1
Floor:	36.44 m2
Plot Size:	0 m2

IN BRIEF

94200 Ivry-sur-Seine - 2-room (1 bedroom) apartment (T2) - Energy rating: G - 36m² (see 360° tour & floor plan) - Just a few minutes from the Ivry-sur-Seine RER C station and 450 meters from the Town Hall, this apartment is located in the heart of a vibrant and welcoming neighborhood. Positioned on the 5th and top floor of a secure 1905 building with no elevator, this charming 36 m² Carrez apartment is south-west facing, offering abundant natural light throughout the day and an unobstructed view of the Parc des Cormailles. The entrance leads to a fully equipped kitchen and a bathroom with toilet. The hallway connects to a cozy 11 m² bedroom and a living room of the same size, providing a peaceful and bright living space. The building, housing 17 apartments, is ideally located close to...

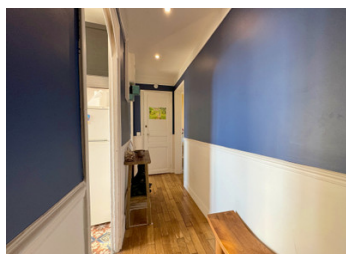
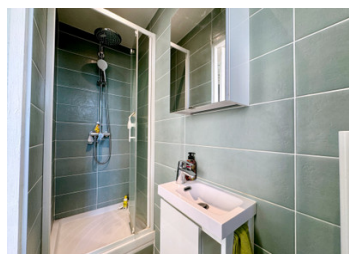


ENERGY - DPE



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

Energy Performance

- 441 G / 96 F □ Final Energy 431 G
- Essential work needed to reach a D rating □ between €4,800 and €7,200
- Additional work to consider for reaching a B rating □ between €10,200 and €15,200

Details of surface areas for the units included in the price:

- Apartment No. 17 □ Weighted 36.44 m² = €6,174/m²
- Total livable area □ 36.44 m² (floor area); 36.14 m² Carrez law

Room details:

- Entrance: 4 m² ; Living room: 11.03 m² ; Kitchen: 5.87 m² ; Bedroom: 11.19 m² ; Shower room: 2.37 m² ; Closet 1.69m²
- Basement storage No. 20 □ 4 m² (2m ceiling height), valued at €2,000/m²
- Total share of co-ownership □ 54/1000th of the common areas of building A and 2/1000th of the common areas of the main building

Investor Information:

- Projected rental potential (furnished) = €25/m²/month = €900 = 4.8% gross return

LOCAL TAXES

Taxe foncière: 629 EUR

Taxe habitation: EUR

NOTES

Features:

Located in a quiet neighborhood and in immediate proximity to the Ivry-sur-Seine RER C station, this well-maintained apartment was renovated in 2019 and is ready to move in after a fresh coat of paint. The modern, recently updated kitchen is functional, and the southwest orientation allows for good natural light. The apartment is dual-aspect, offering an unobstructed view with no overlooking and has a ceiling height of 2.57 m. Some original features have been preserved, such as a...