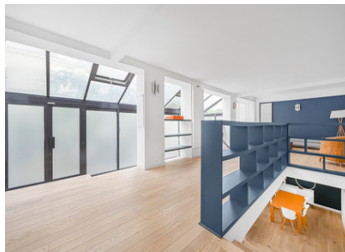


75010, 6P (T6) detached house for 205m2 on the ground floor of a wooded courtyard in a 1780 building



## INFORMATION

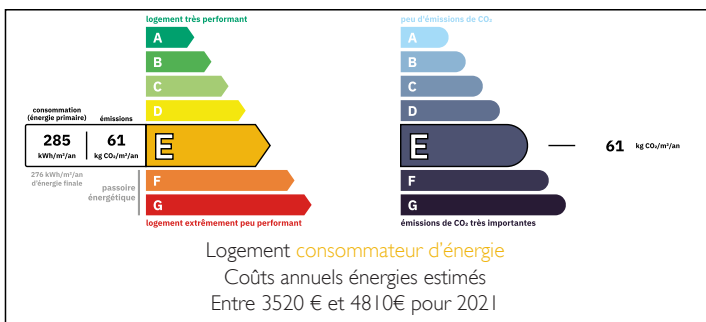
Town:	Paris 10e Arrondissement
Department:	Paris
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	0 m2



## IN BRIEF

PARIS 10e - Métro Poissonnière - 6 Rooms (T6) - 204 m2 - Class E energy label - See 360 visits, and map - Between Square Montholon and Saint Vincent de Paul church. In a beautiful wooded courtyard of a building dating from 1780. A detached house with a floor area of 225 m2. On the first floor, you'll find a beautiful entrance hall with bay window, a lounge area and a guest toilet. The 1st floor features three bedrooms, a bathroom and WC. On the intermediate floor downstairs, an open-plan fitted kitchen and dining area. The atypical vaulted cellar space includes a TV room, another bedroom, a bathroom, an office and a storage room. This atypical home is located in the heart of a dynamic neighborhood with numerous shops and restaurants, not far from the Folies Bergères and...

## 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

- 285 E / 61 E --> Final Energy 276 E
- Essential work to upgrade to C --> between €11800 and €17700
- Additional work required to upgrade to A --> between €12,000 and €179,700

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

- Apartment --> Weighting 215.36 m2 = 8730 euros/m2
- Total living space --> 225.98 m2 floor area; 204.74 m2 Carrez.

Room details: Entrance 10.03 m2; Lounge 39.16 m2; WC: 1.9; Corridor 5.39 m2; Bathroom 6.2; Bedroom 1: 9.21 m2; Bedroom 2: 9.88 m2 Kitchen 8 m2; Bedroom 3: 10.12 m2; Kitchen / Dining room: 32.63 m2 ; Games room: 17.21 m2 ; Library: 20.6 m2 ; Bathroom: 11.05 m2 ; Toilet: 1.47 m2 ; Laundry: 6.9 m2 ; Office: 11.5 m2 ; Storage room: 8.69 m2 ; Utility room: 2.8 m2

- Furnished rental potential €29 / m2 / month --> €5,937 (ref DRIHL or SeLoger) --> 3.8% projected yield

Features: Ready to move in after tasteful paintwork refreshment, modern, recently fitted kitchen, S/W orientation. Large bay windows overlooking wooded courtyard on ground floor. Loft-like volumes in living room and dining room. Numerous custom-made closets and storage space with integrated sliding doors between 2 of the bedrooms. Like a house, comprising a 51 m2 ground floor, a 41 m2 second floor, a 32 m2 intermediate floor housing the kitchen and dining area, and a vast 80 m2 souplex. Secure building (Vigic + digicode), fiber optic broadband, individual heating, 368 €/month...

## LOCAL TAXES

Taxe foncière:	1679 EUR
Taxe habitation:	EUR

## NOTES