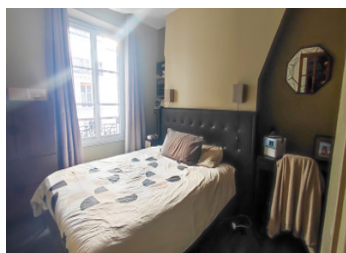
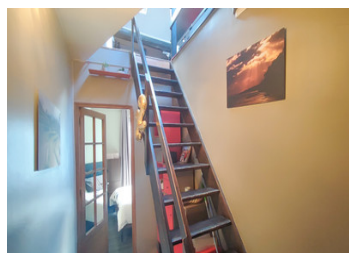


Paris 11 Charonne | Duplex 2 rooms | 4th floor (without lift) | Quiet, Atypical and in good condition



INFORMATION

Town:	Paris 11 e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	37 m ²
Plot Size:	0 m ²

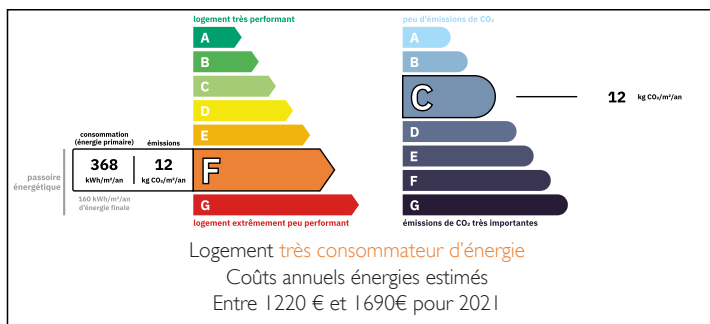
IN BRIEF

Duplex of 27 m² Carrez and 30 m² surface area, this property comprises, on the 4th floor, an entrance, a large, quiet, soundproofed bedroom with shower room (shower and washbasin), separate WC and new electric water heater (2024). nestled on the top floor of a quiet, well-maintained building in a Paris 11 -ème district.

A staircase leads to the 5th and top floor under the roofs, bright thanks to its 3 Velux windows and its double exposure, unobstructed view without overlooking. The open-plan, fitted and equipped kitchen is accompanied by a 2nd separate WC and plenty of clever storage space under the attic.

Featuring two possible entrances, a basement cellar, low charges (€197/quarter) in a friendly condominium close to transport (metro, bus, Vélib'). 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

- Annual service charges: €788 per year.
- Property tax: €440 per year.
- Rental potential (increased furnished): €1,240/month.

The building is in good condition and houses a small co-ownership of 21 units. The co-ownership charges are low (€197 per quarter). The electrical panel has been brought up to standard. Heating is provided by dry inertia radiators.

Duplex close to public transport, making it easy to get around the capital. Metro lines 1, 2, 5, 8 and 9 are just a short walk away, as are several bus routes (46, 56, 61, 69, 76). Fans will appreciate the many Vélib' stations nearby.

This duplex represents the perfect balance between old-world charm, modern features and a prime location. Its well-kept fixtures and fittings and great location make it a real bargain on the market.

Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr>

Co-owned building of 3 units
Provisional annual charges: 788€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 440 EUR

Taxe habitation: EUR

NOTES