

75018 Montmartre/Abbesses - Studio apt, 25m , on an elevated grd flr overlooking a courtyard in a quiet street



## INFORMATION

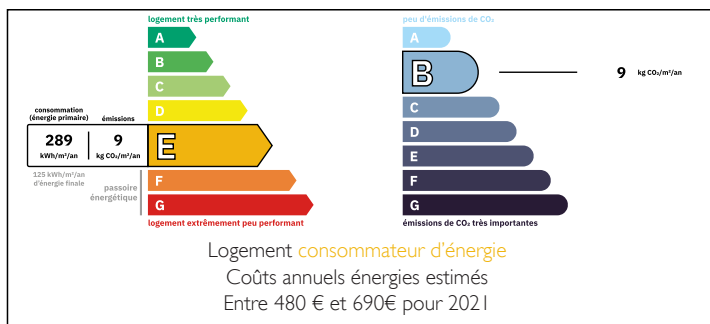
Town:	Paris 18e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	25 m2
Plot Size:	0 m2

## IN BRIEF

PARIS 18 - Montmartre/Abbesses - Studio - DPE Ratings: E/B - 25m<sup>2</sup> (see 360° & floor plan) - In the heart of Montmartre, just 250m from the famous "I Love You" wall, discover this charming 24.99 m<sup>2</sup> studio, located on the raised ground floor of a secure and well-maintained 1895 building. Facing east, benefits of natural light, no direct overlooking, and a clear view of a planted courtyard, ensuring calm and serenity. The studio features an entrance leading to a living area of approximately 20 m<sup>2</sup> with a fold-away bed, a fully equipped open-plan kitchen, and a bathroom with separate WC. A cellar completes the property. A true haven of peace, it evokes the atmosphere of a country house in the heart of Montmartre, offering unique charm. Situated just steps from shops and within a building composed of...



## 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

### Details of the Property

- Living Room/Kitchen Area: 19.7 m<sup>2</sup>
- Bathroom: 4.2 m<sup>2</sup>
- WC: 1.09 m<sup>2</sup>

### Surface Details for Lots Included in the Price

- Apartment No. 0045 □ Weighted surface: 24.99m<sup>2</sup>, valued at €11,345/m<sup>2</sup>
- Total living area □ 24.99m<sup>2</sup> Habitable, 24.99m<sup>2</sup> Carrez
- Cellar No. 0057 □ 7m<sup>2</sup> (2m ceiling height), valued at €1,000/m<sup>2</sup>
- Total Co-ownership Shares □ 35 / 2007

### Investor Information

- Potential Furnished Rental Income: €38.3/m<sup>2</sup>/month □ €958 (based on DRIHL or SeLoger estimates)
- Projected Rental Yield: 4.29%

### Features & Amenities

- Functional apartment, move-in ready after a simple repaint
- Recent kitchen, east-facing, bright with a view of the flowered courtyard
- Well-located in the heart of Montmartre
- 2.50m ceiling height, original features preserved (parquet flooring, Murphy bed with storage)
- Elevated ground floor in a 4-story building
- Only two apartments per floor
- Secure building (Vigik system, intercom/digicode, reinforced door)
- High-speed fiber optic internet
- Stroller and bike storage
- Street parking available
- Individual electric heating
- Renovation of the building entrance tiles approved and scheduled
- Monthly charges: €67 (includes cleaning service + cold water)
- Property tax: €500/year
- Ideal for first-time buyers, a pied-à-terre, or investment

## LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

## NOTES