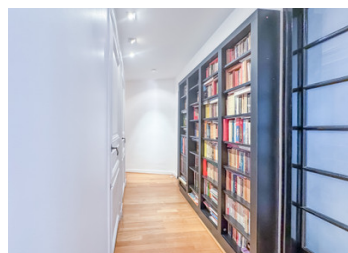
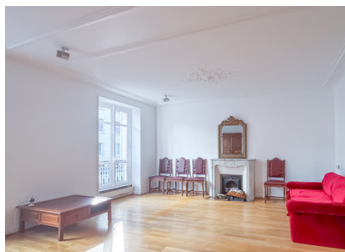


75005 Mouffetard/Broca - Beautiful 2-room apt (1 bed) of 77m2 on the 1st floor of well maintained & secure bdg



INFORMATION

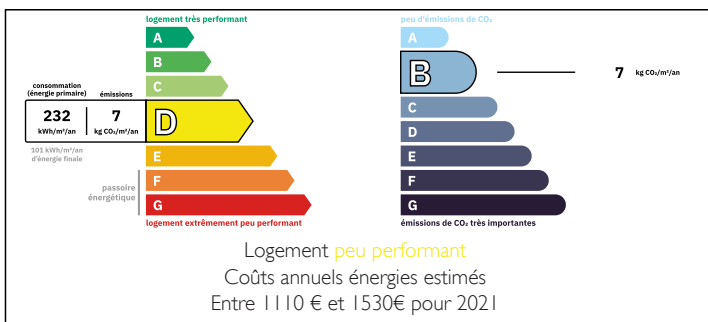
Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	77 m2
Plot Size:	0 m2



IN BRIEF

PARIS 5th - Mouffetard/Broca - 2 rooms (1 bed) - Energy Labels: D / B - 77m2 (see 360 & plan) - Just steps from Rue Mouffetard and Place Monge, and only 1 km from the Luxembourg Gardens, discover this charming, bright apartment located on the 1st floor of a secured 1890 building. Its S/E exposure and lack of direct overlooking ensure plenty of natural light and a peaceful setting overlooking a quiet street. This spacious 2-room apartment of 77 m² features an entrance opening onto a 33 m² living room, an equipped kitchen, a bedroom overlooking a landscaped courtyard, a marble bathroom, and separate WC. Nestled within a building composed of two structures, this characterful apartment enjoys a sought-after location in the heart of a lively neighborhood with a rich artistic and intellectual heritage, long favored by...

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 - 232 D / 7 B --> Energy Efficiency 101 B

- Essential Work to Reach B --> between 7900 € and 11800 €

- Additional Work to Consider for A --> between 15700 € and 23400 €

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

- Apartment No 0020 --> Weighting 77.01m² = 14.544 euros/m²

- Total floor space --> 77.01m² ; 77.01m² Carrez

Details of the rooms: Entrance and closet 8 m² ; Living room 33.45 m² ; Kitchen 6.31 m² ; Bedroom 13.17 m² ; Bathroom 6.79 m² ; Corridor 6.24 m² ; Closets 1.66 m² ; WC 1.4 m²

- Concrete cellar No 31 --> 4m² (2m HSP) valued at 2,000 euros/m²

- Total freehold --> 120 / 2247th of the common areas of building A and 3/2247th of the common areas of building B

Investor Information:

- Furnished rental potential 38.9€ / m² / month --> 2995€ (DRIHL or SeLogger reference) --> Projected yield of 3.21%

- Ideal for roommates --> 2 possible bedrooms for an increased income of +17 to 25% --> Projected yield of 4.01%

LOCAL TAXES

Taxe foncière: 1450 EUR

Taxe habitation: EUR

NOTES

Features: spacious apartment ready to move in after a refresh, custom kitchen, south-east facing, crossing and bright with large windows on a quiet street, modifiable with possibility of creating a second bedroom, spacious layout and very well located, 2.65m ceiling...