

75013 MAISON BLANCHE–Nice 4-room apt (3 beds), 119 m on the 4th fl of a 1973 bldg with lift, caretaker & pool



INFORMATION

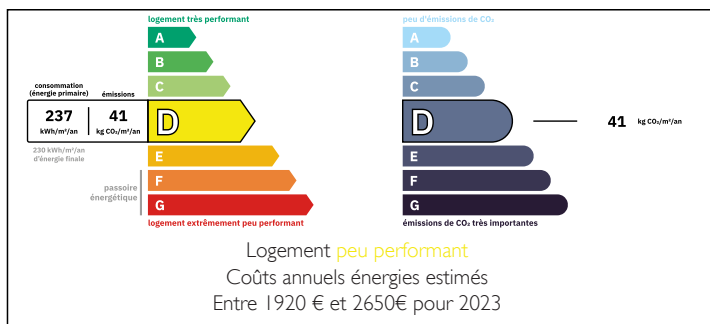
Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	119 m2
Outside Space:	13 m2

IN BRIEF

PARIS 13th – Maison Blanche/Place d'Italie – 4-room Apartment (3 beds) – Energy rating: D/D – 119 m² (see floor plan & virtual tour) – On the 4th floor of the Tour Super Italie, next to Maison Blanche metro (lines 7 & 14) and 800m from Place d'Italie, with quick access to Orly Airport, a beautiful apartment facing west and north, flooded with light, offering 106 m² Carrez (119 m² total floor area) with three loggias totaling 13 m². Unobstructed views, bright and pleasant. Layout includes an entrance with storage, a 21 m² living room, a fully equipped independent kitchen, 3 bedrooms, 1 bathroom with WC, 1 shower room, 1 laundry room, and 1 separate WC. Loggias can be enclosed to expand living space. Air conditioning in 2 bedrooms and the living room. Prestigious residence with 256 apartments,...

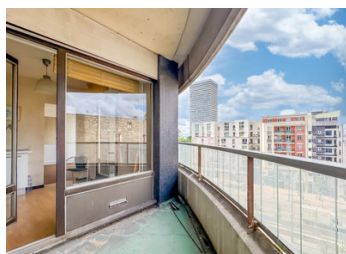


ENERGY - DPE



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

Room details:

Entrance 11.86 m² ; Living room 21.10 m² ; Kitchen 16.20 m² ; Bedroom 1 13.92 m² ; Bedroom 2 9.82 m² ; Bedroom 3 13.28 m² ; Hallway 2.09 m² ; Bathroom 4.26 m² ; Shower room 3.75 m² ; Corridor 5.03 m² ; WC 1.71 m² ; Total loggias 12.47 m²

Details of surfaces for lots included in the price:

Apartment No. A4 --> Weighted 119.15 m² = 6,714 euros/m²

Total living area --> 119.15 m² Habitable ; 106.38 m² Carrez ; 12.47 m² Loggias

Concrete cellar No. 141 --> 4 m² (2 m ceiling height) valued at 1,000 euros/m²

Total lots share --> 397 / 100.162e

Parking space (value 20,000 €) --> 28 / 100.162e

LOCAL TAXES

Taxe foncière: 785 EUR

Taxe habitation: EUR

Investor info:

Furnished rental potential 31.4 € / m² / month --> 3,328 € (ref DRIHL) --> 4.99% projected yield

Ideal for shared rental --> 3 bedrooms possible for increased income of +17 to 25% --> 6.24% projected yield

Features: Recently refreshed in 2025 and ready to move in, modern and recent kitchen, new shower room, west-facing, dual-aspect and bright with large street-facing windows, spacious volumes to exploit and well located, 3 loggias that can be enclosed to expand the living space, 2.50 m ceiling height, air conditioning in the living room and 2 bedrooms, numerous built-in closets, 4th floor of 34, five apartments on the floor, secure building (Vigic + intercom/keypad and reinforced door + fire service), elevators up to standard, high-speed fiber optic, stroller and bike storage, street parking or possibility to purchase...

NOTES