

Paris 75012 - Picpus - Bright 2 bed 70m2 apartment + 4m2 SE facing balcony, on the 6th floor with lift



## INFORMATION

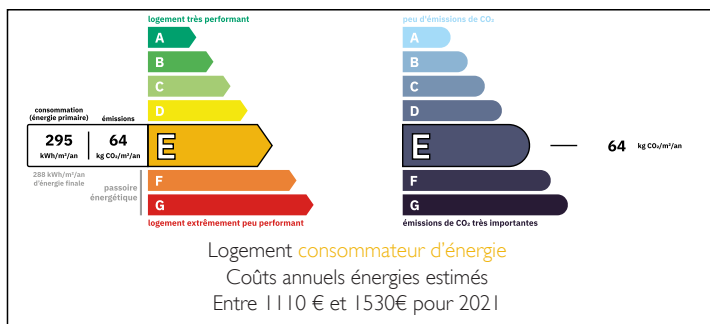
Town:	Paris 12e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	70.06 m2
Outside Space:	4 m2

## IN BRIEF

PARIS 75012 – Picpus - 2 bedrooms - 3/4 rooms) - 70.06 m2 Carrez) + SE facing Balcony 4.39m2- EPC rating E - See floor plan and 360° - Open sky view for this property located on the 6th floor with lift of a well-kept and secure residence built in 1962 and situated between Boulevard de Picpus and rue du Rendez-vous. This sunny (south-west-north-east) apartment comprises an entrance hall with access to a 26.49 m² double living room opening onto the balcony, which is very bright thanks to its 2 large French windows. This space can easily be transformed to create a beautiful living room with kitchen or 3rd bedroom (flat share). On the night side, there are 2 quiet bedrooms overlooking the inner courtyard, a 9m2 kitchen (or 2nd shower room), a bathroom with WC and a separate...

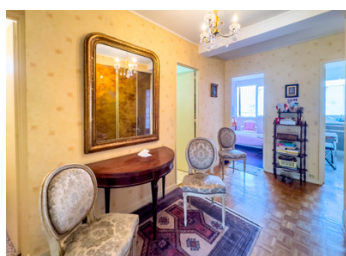


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Area details :

- Apartment No 48 --> Weighted area 72.36m<sup>2</sup> = 9,647 euros/m<sup>2</sup>

- Total living space --> 70,06m<sup>2</sup> living area ; 4,59m<sup>2</sup> Balcony

Room details : Entrance hall 10,45 m<sup>2</sup> ; Living room 26,49 m<sup>2</sup> ; Kitchen 6,50 m<sup>2</sup> ; Bedroom no 1 10,01 m<sup>2</sup> ; Bedroom no 2 11,79 m<sup>2</sup> ; Bathroom/WC 3,69 m<sup>2</sup> ; WC 1,13 m<sup>2</sup> ; Balcony 4,59 m<sup>2</sup>

- Freehold --> 532 / 10000 of building A et 87/10000 of building B

- Cellar No 18 --> 3m<sup>2</sup> valued at €2,000/m<sup>2</sup>

- Parking No 32 --> €25,000 on top of the price --> service charge €29/month (58 / 100000e)

Investment corner - Furnished rental potential (ref DRIHL) :

- Rent Reference : 27€ / m<sup>2</sup> / month

- Increased rent reference after renovation: 32.40€ / m<sup>2</sup> / month --> 2345€ + Charges --> 4.03% projected yield

- Ideal for flat-sharing --> 3/4 bedrooms possible for an increase in income of between 17% and 25%.

Features: In need of renovation with spacious rooms to make the most of, possibility of creating a 3rd bedroom (even a small 4th for rental purposes) by moving the kitchen into the living room, built in 1962 in a very friendly neighbourhood with no incivility, SE/NW facing, sunny, through-view with 2 large bay windows on the SE side, balcony for private use (exclusive right of use), 2.60 m high ceilings, numerous made-to-measure cupboards and storage space with integrated sliding doors, 6th floor out of 10, two flats on this floor, secure building..