

75003, Saint-Avoye, charming and bright 2P apartment for 52m2 on the 5th floor of a 1976 building with elevato



INFORMATION

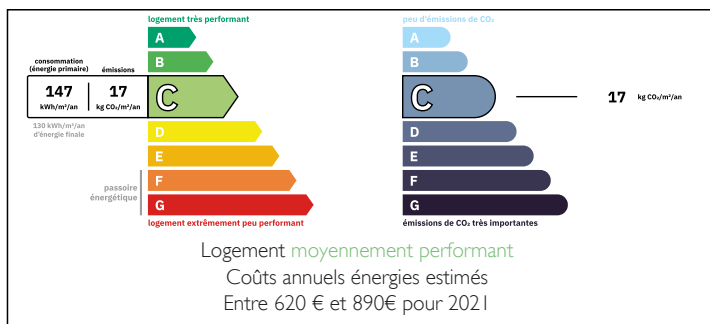
Town:	Paris 3e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	52 m2
Plot Size:	0 m2

IN BRIEF

PARIS 3e - Métro Rambuteau ou Étienne Marcel - 2 Rooms (T2) - 52.19 m2 - Energy label class C - See 360 tours and map - One-minute walk from Musée Pompidou. On extremely quiet courtyard. Ideally south-east facing, on the 5th floor of an old building entirely renovated in 1976. Bright 2-room apartment offering 52.19 m² Carrez. It comprises an entrance hall leading to a large living room of approx. 35 m2 (possibility of dividing the living room to make an additional bedroom, bearing in mind that there are two windows). An American-style fitted kitchen and a bedroom with en suite shower room and separate toilet complete the property. Additional parking is available for €35,000. In the heart of the Haut Marais, a lively district with traditional bars and restaurants, not far from the historic Hôtel de...



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 foncière: 1492 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Energy performance

- 147 C / 17 C --> Final Energy 130 E
- Essential work to upgrade to C --> between €1000 and €1400
- Additional work required to upgrade to B --> between €2400 and €3600

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

- Apartment No. 15018 --> Weighting 52.19 m2 = 14.620 euros/m2
- Total living space --> 52 m2 Habitable ; 52.19 m2 Carrez.

Room details: Living room/kitchen 34.7 m2; Bedroom 11.3 m2; Bathroom 5.24 m2; WC 0.95 m2.

- Parking space Lot 13,106 (Option): (value €35,000) --> 7 / 10,000e
- Lots total tantièmes --> 489 / 10,000e of general common areas.

Investor info :

- Furnished rental potential €32.6 / m2 / month --> €1,701 (ref DRIHL or SeLogger) --> 2.67% projected yield.

Features: refurbished in 2023 and ready to move in after tasteful paintwork refresh, fitted kitchen, south-east facing. Bright apartment with large windows on courtyard side, 2.50m high ceilings, numerous custom-made closets and storage space with sliding doors. 5th floor out of 7, three apartments on the first floor, secure building (Vigic + Interphone/digicode and armored door), elevator up to standard, high-speed fiber optics, stroller and bicycle room. Possibility of acquiring an additional parking space in the building (€35,000), and collective heating, no condominium works voted or planned, charges €273/month including maintenance of common areas + water + central heating, property tax €1,482/year, ideal first purchase/ pied-à-terre or investment, suitable for people with reduced mobility and professionals...