

Pied à terre for the uber chic in Paris' 8th district, 68m<sup>2</sup>, 2 bed apart, ground floor, move-in ready



## INFORMATION

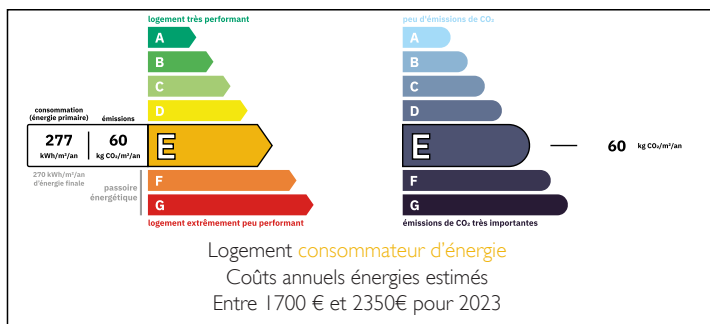
Town:	Paris 8e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	68.4 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

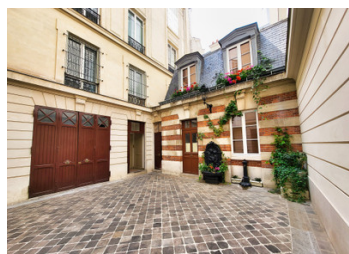
Excellent location for this 2 bed, 68m<sup>2</sup> ground floor, move-in ready apartment, dripping with Parisian chic in one of the capital's most sought after locations. This high ceiling apartment (up to 3m30) has been tastefully renovated by its owner (working in fashion) and sits in an intimate yet stunning residence, built in 1880 and renovated to the highest standard in 2021. Classic Haussmann period signatures are present (fireplaces, parquet flooring, beautiful plasterwork) along with a modern open kitchen, shower room and separate toilet. The versatile living space can easily accommodate a small family, home office and dining area. The master bedroom has a fireplace and large east facing window, the second bedroom features discrete built-in storage (as does the entrance). The exceptional location grants easy access on foot to museums, theatres, restaurants, shopping and groceries. For the rest...

## 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: 1848 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Nestling on rue de Miromesnil in the administrative district of Europe, this 5 floor building is just 100m from the Villiers Metro station (Lines 2 and 3) in the North of the 8th district, a stone's throw from the gorgeous Monceau Park (one of Paris' most beautiful. Museums (Jacquemart André, Cernuschi) are within walking distance as too are keenly fought over tables at restaurants: Izumi, Mandoobar, Cena and, for the extra special occasion, the legendary 3 star Le Bristol.

Groceries are at Monoprix (200m away) or if it's designer luxury you're after head to the rue du Faubourg Saint Honoré or hop a couple of stops on the Metro to Printemps Haussmann and Galerie Lafayette. The following can all be reached on foot in 20-30 minutes : Champs Elysées, Place de la Concorde, Grand Palais, Petit Palais, Opéra Garnier, Palais de l'Elysée, Pont Alexandre III, La Galerie Dior...or much quicker of course via Metro.

Schools: If you're looking for bilingual schools then EIB Monceau is just 11mn walk away across Monceau Park

Apartment floorspace  $68.4\text{m}^2 = 13\,143 \text{ euros/m}^2$  - Room sizes: Hallway  $8.18\text{m}^2$  ; Hallway cupboards  $2.6\text{m}^2$  ; Living area + kitchen  $25.57\text{m}^2$  ; Bedroom 1  $14.14\text{m}^2$  ; Bedroom 2  $9.8\text{m}^2$  ; Bathroom  $6.78\text{m}^2$  ; WC  $1.33\text{m}^2$

Current heating + hot water: individual gas central heating Brand: ELM Leblanc, Model: Acleis bad nox 24 kw installed in 2019 (estimate)

Potential gross rental return = €2 380 pcm = 3.2 %

Annual property...