

75018 Abbesses - Rare - Beautiful flat 3P 70m2 in the 4th without asc of a building of 1850 with exceptional v



INFORMATION

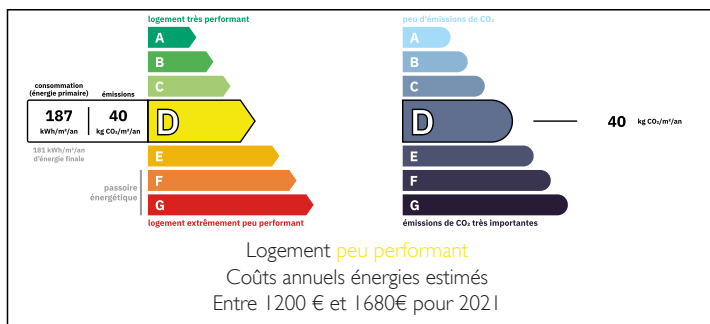
Town:	Paris 18e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	68.65 m2
Plot Size:	0 m2



IN BRIEF

PARIS 18e - Métro Abbesses ou Pigalle - 3 Rooms (T3) - 71.62m2 Energy label class D - See 360 tours and map. A stone's throw from Place des Abbesses and less than 10 minutes' walk from the Sacré-Coeur basilica. Overlooking Place des Abbesses, the property is ideally south-east-facing, on the 4th floor of a recently refurbished old building dating from 1850. The apartment (68.55m2 Carrez) has 4 windows in the unobstructed living room, providing plenty of natural light and an unobstructed view of the square. In winter, when the tree foliage has fallen, the view offers a panoramic view of Paris. The property has a star-shaped layout, and from the entrance you can access the 2 bedrooms and the large living room with open-plan kitchen. Right in the heart of Montmartre, a charming and welcoming district with...

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

- 187 D / 40 D --> Final Energy 181 D
- Essential work to upgrade to C --> between €2200 and €3300
- Additional work required to upgrade to A --> between €15500 and €23200

Surfaces for the lots included in the price :

- Total living space --> 71.62m2 Habitable ; 68.55m2 Carrez
- Weighting --> 70.085m2 = 14,268 euros/m2
- Room details: Entrance 8.68 m2 ; Living room + Kitchen 28.49 m2 ; Bedroom 1: 11 m2 ; Bedroom 2: 13.82 m2 ; Bedroom 2 12 m2 ; Bathrooms: 5.82 m2

Investor info :

- Furnished rental potential 40€ / m2 / month --> 2803€ (ref DRIHL or SeLogger) --> 3.3% projected yield

Features: Apartment ready to move into after fresh paintwork, modern, fully-equipped kitchen, S/E orientation, sunny through-view with 4 large windows in the street-side living room. Nice volume to exploit, 3.20m ceiling height, quality parquet flooring and ceiling moldings. 4th of 6 floors. Two apartments upstairs. Secure building (Vigic + digicode and armored door), high-speed fiber optics. Individual gas heating. The building's facade has just been refurbished this year, and work has been voted to refurbish the inner courtyard and common areas. Charge €140/month including maintenance of common areas + water, property tax €1146/year, ideal for first purchase/ pied-à-terre or investment, may be suitable for liberal professions without noise nuisance.

In the heart of the Clignancourt administrative district, this 6-storey, ground-floor building, built in 1850, comprises 2 buildings with no elevator and 23 apartments. It stands on...

LOCAL TAXES

Taxe foncière: 1146 EUR

Taxe habitation: EUR

NOTES