

Charonne, bright SO/NE apartment, 3 beds, 84m + 6m balcony, 5th floor, Hausmann-style building with lift



## INFORMATION

Town:	Paris 20e Arrondissement
Department:	Paris
Bed:	3
Bath:	1
Floor:	83.58 m2
Outside Space:	6 m2

## IN BRIEF

A balcony overlooking Paris - Charonne/Nation - Bright and charming 3 beds apartment.

At the crossroads of the 11th, 12th and 20th arrondissements, this apartment is nestled in a unique living environment, combining excitement and tranquillity. This attractive 83.58 m<sup>2</sup> apartment with a 5.93 m<sup>2</sup> balcony is located on the 5th floor of a beautiful stone building with lift.

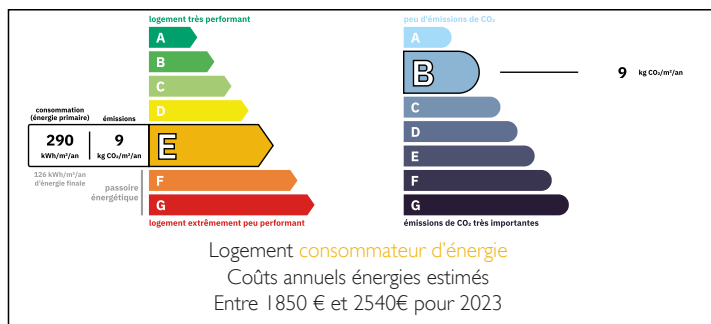
The charm is evident as soon as you enter: oak parquet flooring, high ceilings, mouldings and light. On the balcony side, a double living room bathed in sunlight, extended by the dining room and the fitted kitchen and a small bed/study. On the garden side, there are 2 bedrooms, a shower room with laundry area and a separate toilet.

You will fall in love with:

- The unobstructed view, with no vis-a-vis, over the rooftops of Paris and the canopy...

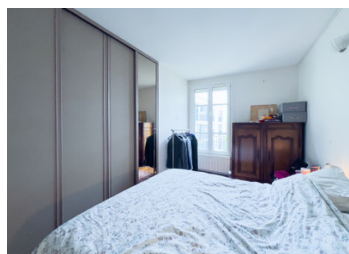


## ENERGY - DPE



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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:** 1291 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Just a stone's throw away, the Place de la Réunion neighbourhood, ranked by The Guardian in 2020 as one of the 10 coolest neighbourhoods in Europe, embodies the blend of modernity and bohemianism that attracts artists, families and lovers of authentic Paris. Street art enthusiasts will be charmed by Rue Dénoyez, a veritable open-air gallery, while nature lovers will appreciate the Jardin de l'Hospice-Debrousse, a 10-hectare haven of peace.

Area details :

- Apartment No 12 --> Weighted area 85.56 m<sup>2</sup> = 12.272 euros/m<sup>2</sup>

- Total living space --> 83.58 m<sup>2</sup> living area ; 5,93 m<sup>2</sup> wrap-around balcony

Room details : Entrance hall 9.09 m<sup>2</sup>; Living room 15.37 m<sup>2</sup>; Dining room/Kitchen 15.21 m<sup>2</sup>; Bedroom 1 - 14.44 m<sup>2</sup>; Bedroom 2 - 10.30 m<sup>2</sup>; Bedroom 3/Study 7.97 m<sup>2</sup>; Balcony 5.93 m<sup>2</sup>; Bathroom 5.83 m<sup>2</sup>; Toilet 1.25 m<sup>2</sup>; Hallway 4.12 m<sup>2</sup>.

- Freehold --> 755 / 10000e

Investment corner :

- Projected furnished rental potential = 28,70 / m<sup>2</sup> / month = 2.456 €/month + Service charge = 2.80% projected yield. Rent reference (Drihl) = 23.90 €/m<sup>2</sup> and increased rent reference = 28.70 €/m<sup>2</sup>.

- Ideal flatsharing --> 4 bedrooms possible for an increased income of +17 to 25%

Apartment features: Family apartment offering a high level of comfort and tranquillity thanks to double-glazed windows and its high floor location. The apartment is ready to move into after a lick of paint, sunny with double exposure, electric roller shutters in the bedrooms, shutters on the street side, 2.80m...