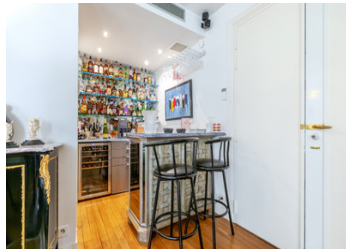


75016 DAUPHINE/FOCH, beautiful 3-room apt (2 beds), 94m on the 1st floor of a 1930 building with lift and AC



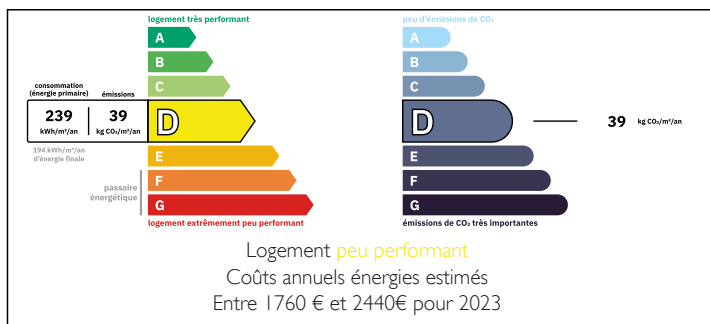
INFORMATION

Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	0 m2

IN BRIEF

PARIS 16th – Dauphine/Foch – 3-room apt (T3) – Energy rating: D/D – 94m² (see floor plan) – Just steps from rue de Longchamp and the Bois de Boulogne, 650m from Porte Dauphine, located on the 1st floor of a secure 1930 building with elevator, this beautiful through-apartment (94m² Carrez) enjoys a southwest orientation, abundant natural light, courtyard views with no overlooking and an open outlook. The apartment comprises an entrance leading to a 29m² living room with bar area, a 20m² dining room that can be closed off to create an additional bedroom, a 17m² bedroom, a fully equipped separate kitchen, a shower room with WC, and a bathroom with WC. Flooded with light thanks to its wide windows, this home offers a rare haven of peace in a sought-after neighborhood of the capital. Equipped with air...

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

Room details:

Entrance/Living room 28.64 m² ; Bar area 3.2 m² ; Dining room 19.52 m² ; Kitchen 8.3 m² ; Bedroom 16.5 m² ; Shower room 4 m² ; Bathroom 7 m² ; Hallway 2.99 m² ; Walk-in closet 1.55 m² ; Closet/laundry 1.2 m² ; WC 1.1 m²

Surface details for the lots included in the price:

- Apartment No 0062 --> Weighted 94 m² = 12,872 euros/m²
- Total living area --> 94 m² Habitable ; 94 m² Carrez
- Concrete cellar No 194 --> 4 m² (2m ceiling height) valued at 1,000 euros/m²
- Total co-ownership shares --> 87 / 10,000e

Investor information:

- Furnished rental potential 36 €/m²/month --> €3,384 (ref DRIHL) --> 3.36% projected yield
- Ideal for shared rental --> 2/3 possible bedrooms for increased income of +17 to 25% --> 4.20% projected yield

LOCAL TAXES

Taxe habitation: EUR

NOTES

Features: Ready to move in after a light refresh of the paintwork, this apartment is functional and well laid out, with a modern, fully equipped kitchen. Bright and airy, it is dual-aspect with a South/West orientation, enjoying abundant natural light through large bay windows overlooking a landscaped courtyard. Flexible layout with the possibility of creating a 2nd bedroom by closing off the dining room. High ceilings (2.50 m), original parquet flooring, and generous built-in storage throughout the dining area. The property includes 1 shower room with WC, 1 bathroom with WC, and 1 separate WC. Located on the 1st floor of a 7-story building, it offers both comfort and potential in a highly...