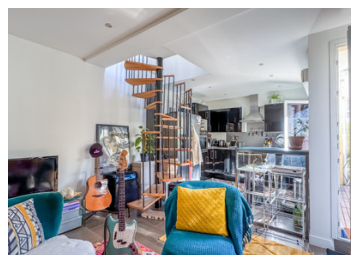


92600 Asnières-Bac - 2-room duplex(1 bed) of 55 m (38 m Carrez law) with a 13m terrace in a calm residence

EXCLUSIVE



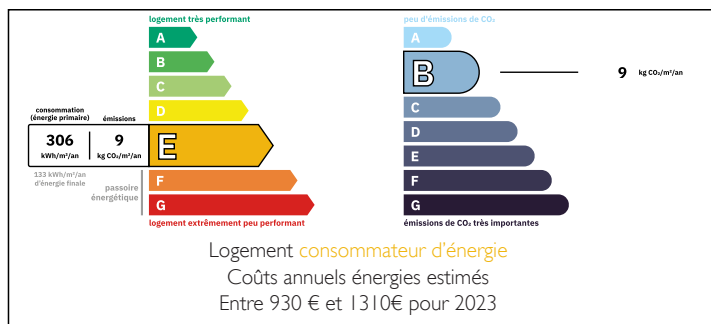
## INFORMATION

Town:	Asnières-sur-Seine
Department:	Hauts-de-Seine
Bed:	1
Bath:	1
Floor:	47 m <sup>2</sup>
Outside Space:	13 m <sup>2</sup>

## IN BRIEF

92600 Asnières-sur-Seine - 2-room duplex (T2) – Energy rating: E/B – 55 m<sup>2</sup> total floor area (38 m<sup>2</sup> Carrez law) (see 360° tour & floor plan) – In Asnières-sur-Seine, just 850m from Asnières train station (lines L & J-direct access to Paris Saint-Lazare in 7 minutes), discover this bright 38.18 m<sup>2</sup> duplex (Carrez law) located in a quiet, secure condominium built in 1948. Nestled at the back of the residence, this south-east-facing apartment enjoys beautiful natural light and a peaceful, unobstructed setting. On the ground floor: an entrance leads to a living room with a fully equipped open-plan kitchen (19 m<sup>2</sup>) and a bathroom with toilet. Upstairs: a 12 m<sup>2</sup> bedroom opens onto a private 13 m<sup>2</sup> terrace offering open views over a tree-filled courtyard. This rare duplex with terrace in Asnières-sur-Seine is a true haven of peace...

## 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:

- Ground floor: Living room/Kitchen 18.89 m<sup>2</sup>; Bathroom 3.97 m<sup>2</sup>; Closet 1.31 m<sup>2</sup>
- 1st floor: Landing 1.76 m<sup>2</sup>; Bedroom 12.25 m<sup>2</sup>; Terrace 13.34 m<sup>2</sup>

Surface details for the lots included in the price:

- Apartment No. 21 --> Weighted 44.85 m<sup>2</sup> = €7,692/m<sup>2</sup>
- Total floor area --> 55.72 m<sup>2</sup> total; 38.18 m<sup>2</sup> Carrez; 13.34 m<sup>2</sup> Terrace
- Total co-ownership shares --> 85 / 1339

Investor information:

Furnished rental potential €30/m<sup>2</sup>/month --> €1,650 (SeLogger) --> 6,29% projected yield

## LOCAL TAXES

Taxe foncière: **576 EUR**

Taxe habitation: **EUR**

## NOTES

Features: Ground-floor duplex in a quiet and secure residence, sheltered from noise and overlooking neighbors, offering the feeling of a small house with a private south-east facing terrace overlooking the landscaped courtyard. Functional and bright apartment, ready to move into after a simple repaint. Recently renovated, modern, and fully equipped kitchen. Ceiling height 2.50 m, built-in closet with sliding doors in the living room. Private-use terrace with right of enjoyment of the courtyard. Human-sized residence composed of 1 house, one one-story building and one other duplex. Secure access (Vigic, digicode, and reinforced door). High-speed fiber optic available in the residence (connection possible). Easy street parking. Individual heating with reversible air conditioning. No co-ownership works voted or planned. Monthly charges of €50 including cold water. Property tax €579/year. Average monthly expenses around €90. Ideal as a first purchase, pied-à-terre, or rental investment.

Located in the heart of a residential complex built on a planted and secured plot of 659 m<sup>2</sup>, and situated 10 minutes on foot or 4 minutes by bike from Asnières-sur-Seine train...