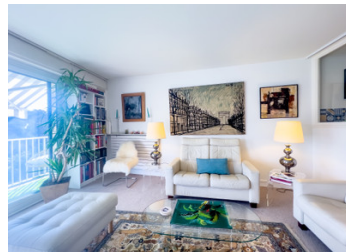


PARIS Montsouris Park, a bright, high-end 59m2, 1 bed apartment with a 7m2 south-facing balcony, build 1976



## INFORMATION

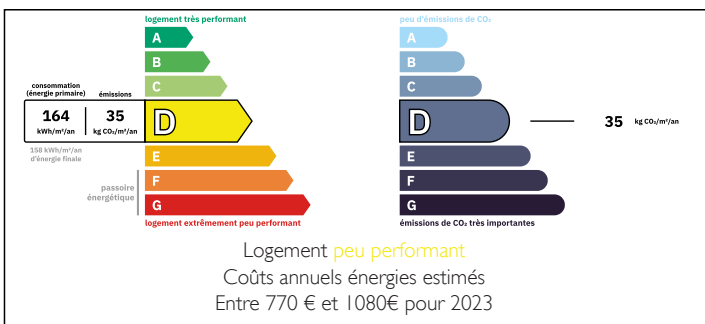
|                |                          |
|----------------|--------------------------|
| Town:          | Paris 14e Arrondissement |
| Department:    | Paris                    |
| Bed:           | 1                        |
| Bath:          | 1                        |
| Floor:         | 63 m2                    |
| Outside Space: | 7 m2                     |



## IN BRIEF

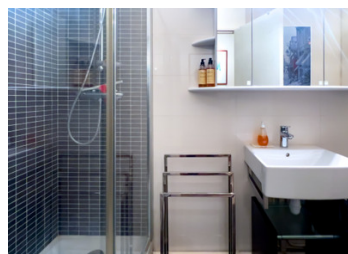
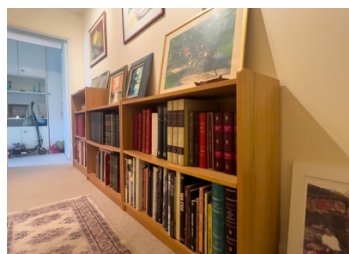
Paris 75014 - Parc de Montsouris - 59.09m<sup>2</sup> + 7.08m<sup>2</sup> terrace - Check floor plan and virtual tour - South-facing with unobstructed views of the Montsouris Park and its 36 acres, a nice 1-bedroom apartment, renovated in 2019, featuring a superb bay window on the balcony and park side, plus the convenience of a modern building with a lift and caretaker. This bright property is situated on the 4th floor of a 10-storey modern building and comprises a beautiful, spacious living room (33m<sup>2</sup>) and an alcove bedroom with bespoke storage (9.50m<sup>2</sup>), a fully equipped kitchen onto the dining area, a modern shower room with a laundry area and WC. Natural light is the hallmark of this rare and exceptional property, which comes with a cellar. A 1 car garage is available at an additional cost (€30,000). The countryside...

## 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

There's a lot to explore in the 14th Arrondissement. From the Catacombs to Boulevard Montparnasse to the Observatory of Paris. So, if you want to get away from the tourist crowds, come and live to a dozen highlights of the district so many Parisians call home. Nearly 140,000 of them live here and make full use of the shopping streets, the markets, the schools, and the parks.

Area details :

- Weighted area --> 62.63m<sup>2</sup> = 11.655 euros/m<sup>2</sup>
- Apartment --> 59.09 m<sup>2</sup> (Carrez law) ; 7.08 m<sup>2</sup> balcony

Room details: Hallway 4.92 m<sup>2</sup> ; Living room 32.97 m<sup>2</sup> ; Kitchen 4.20 m<sup>2</sup> ; Bedroom 9.50 m<sup>2</sup> ; Landing 2.94 m<sup>2</sup> ; Shower room + WC 4.56 m<sup>2</sup>

- Concrete cellar No. 401 (door 12) --> 3.40 m<sup>2</sup> valued at €2,000/m<sup>2</sup>

- Freehold --> 190/25,620th of the general communal areas

- Lock-up garage No. 338 (door 19) at extra cost (value €30,000) --> Freehold + 16/25620th

Investment corner :

- Furnished rental potential --> 31,45€ / m<sup>2</sup> / mois --> 1970 €/month (Ref. Drihl) --> 3.24% yield

Features: Apartment ready to move into following a fresh coat of paint, not overlooked and sunny, with two large double-glazed bay windows overlooking the flower-filled park, south-facing, 2.50m ceiling height, bespoke fitted wardrobe in the bedroom, 4th floor out of 10, 4 flats on the floor, secure building (caretaker, Vigic + intercom/digital code and reinforced door), high speed fibre optic internet in the building, roof and balcony waterproofing done in 2025, service...

## LOCAL TAXES

Taxe foncière: **1689 EUR**

Taxe habitation: **EUR**

## NOTES