

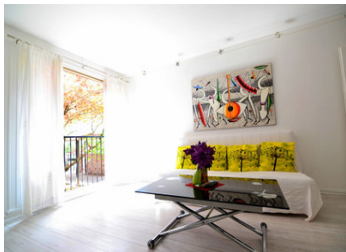
47 sqm apartment – Paris 20th – Place de la Réunion – Garden view – Renovated

EXCLUSIVE



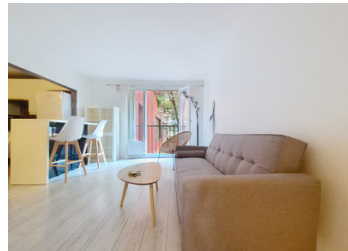
INFORMATION

Town:	Paris 20e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	0 m2



IN BRIEF

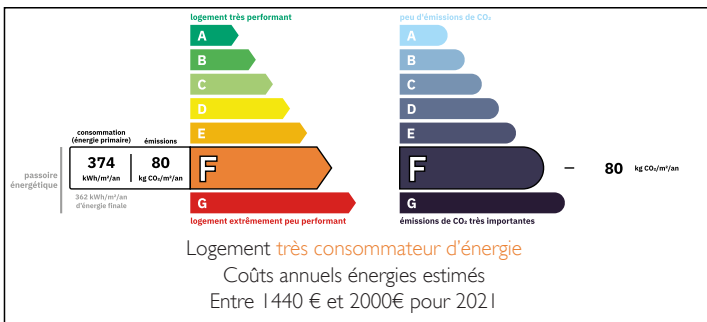
Located near Place de la Réunion, this 46.93 sqm ground-floor apartment offers a quiet garden-facing setting. Fully renovated, it features an optimized layout with an open-plan kitchen, living room, bedroom, shower room, and separate toilet.



Close to shops, public transport, and local amenities, it is ideal as a main residence or rental investment.

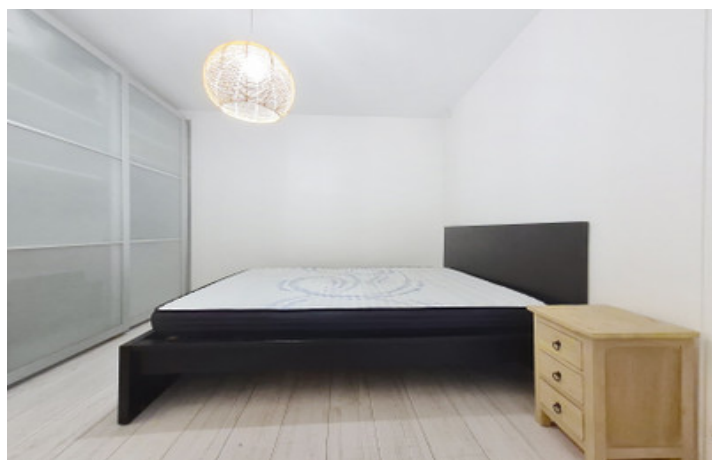


ENERGY - DPE



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

DETAILS

Living room with open kitchen

Bedroom

Shower room

Separate WC

Cellar

TRANSPORT

Metro lines 2, 9, 1, 6 and RER A nearby

Multiple bus lines (26, 64, 76, 86, 57)

TECHNICAL

Asbestos in cellar (stable condition)

Gas and electrical updates recommended

No termites

FINANCIAL

Charges: €1,200/year

Property tax: €980

Co-owned building of 92 units

Provisional annual charges: 1200€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 980 EUR

Taxe habitation: EUR

NOTES