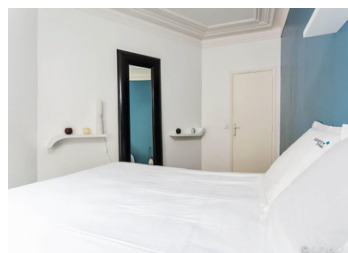
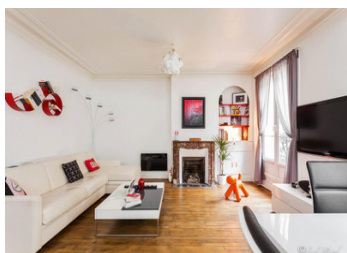
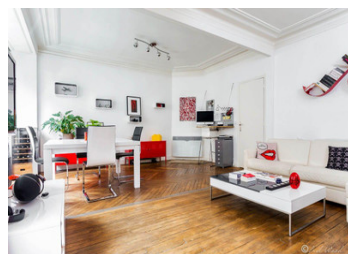
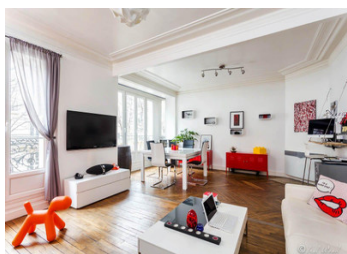


## Newly Renovated Apartment - 1-2 Bedrooms - Buttes-Chaumont - Balconies - Elevator

EXCLUSIVE



## INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	65 m2
Outside Space:	3 m2

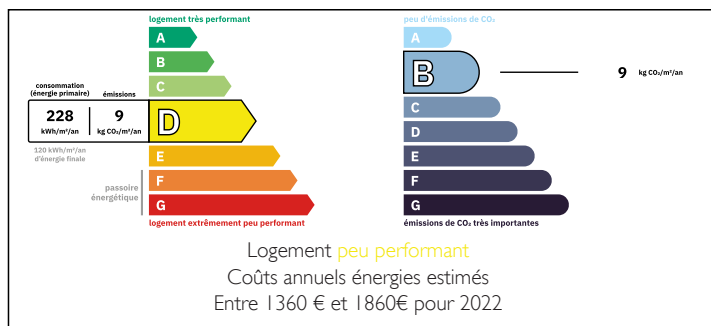
## IN BRIEF

PARIS 19th – Just a stone's throw from the Parc des Buttes-Chaumont and the 19th district Town Hall, this 62.68 sqm apartment (Carrez Law, + 2.5 sqm of balconies) offers a delightful living environment on a quiet, tree-lined street.

Situated on the 3rd floor (note: à ajuster si ce n'est pas le 3e) of a well-maintained Haussmannian building with elevator, the property has been tastefully renovated and boasts a highly functional layout. The entrance hall with built-in storage leads to a separate fully-equipped kitchen, and a bright double living/dining room featuring a beautiful bow window and a balcony. The spacious bedroom also enjoys its own outdoor access and a walk-in wardrobe. A modern shower room and a separate WC complete this beautiful home.

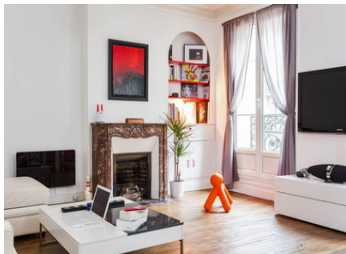
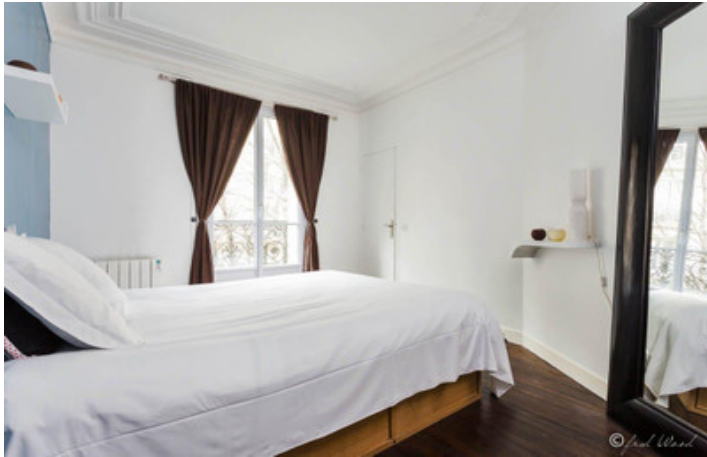
Set in a peaceful environment not directly overlooked, this apartment is ideal as a comfortable

## 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

Interior Layout & Surfaces

Entrance hall with built-in storage

Separate fully-equipped kitchen (non-eat-in)

Double living / dining room with a beautiful bow window

Bedroom with a walk-in wardrobe (dressing room)

Shower room

Separate WC

Carrez Law surface area: 62.68 sqm

Additional features: Balcony off the living room + balcony off the bedroom

Cellar included

Building & Amenities

Well-maintained co-ownership building

Elevator access

High ceilings

Located on a very quiet, one-way street

Charges & Taxation

Quarterly service charges: €950.02 (approx. €3,800/year)

Property tax (Taxe foncière): €1,089/year

Neighborhood & Surroundings

Located at 8 rue Meynadier, Paris 19th district, the property enjoys a highly sought-after environment:

Just a stone's throw from the Buttes-Chaumont park

Close to the 19th district Town Hall (Mairie)

## LOCAL TAXES

Taxe foncière: 1090 EUR

## NOTES