

75001, Palais Royal, beautiful 2-room apartment, 52 m on the 4th and top floor of a building dating from 1770



INFORMATION

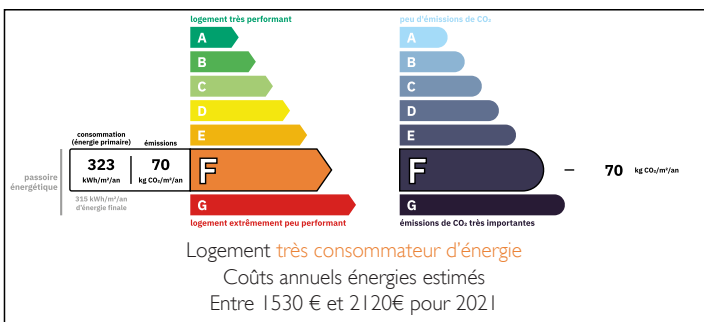
Town:	Paris 1er Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	52 m2
Plot Size:	0 m2



IN BRIEF

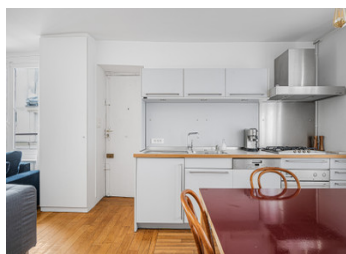
PARIS 1st arrondissement - Pyramides or Quatre Septembre Metro Stations - 2-room apartment (T2) - 52.42 m² - Energy efficiency rating: Class F - See 360° tours and floor plan. Located in the Richelieu neighborhood, not far from the Palais Royal and the Opéra Garnier. Overlooking a beautiful courtyard, it enjoys an ideal southeast-facing orientation on the 4th floor of a well-maintained 18th-century building. The apartment is bathed in light thanks to its six windows overlooking the courtyard. It features a 32 m² open-concept living area with a dining nook and a custom-built kitchen crafted from high-quality materials. Adjacent to it, the 15 m² bedroom leads to the bathroom and a small laundry room. A storage unit completes the property. In the heart of the 1st arrondissement, Rue des Petits-Champs enjoys a prime location, just a few minutes'...

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.



LOCAL TAXES

Taxe foncière: 876 EUR

NOTES

DESCRIPTION

Features: Fully renovated in 2016 and ready to move in after a fresh coat of paint to suit your taste. The kitchen was custom-built using high-quality Italian materials. Southeast-facing, very sunny with 6 large windows overlooking the courtyard. Exclusive right of use of the attic acquired in 1995. 2.70 m ceiling height in the living room and kitchen, and 3.20 m ceiling height in the bedroom. Option to remove the drop ceiling in the living room to gain additional height in the attic. Original features include a fireplace, hardwood floors, and exposed beams in the bedroom. Numerous built-in closets and custom storage solutions. 5th floor of 5. Two apartments on this floor; secure building (Vigic security system + intercom/keypad and reinforced door). No elevator, but a feasibility study has just been completed (awaiting an official response). High-speed fiber-optic internet. Individual gas heating. Renovations to the entrance porch have just been approved. Monthly maintenance fee of €144, including common area maintenance and water. Property tax of €876 per year. Ideal as a first home, a second home, or an investment property.

Located in the heart of the Palais Royal business district, this 5-story building (including the ground floor) was built in 1770. It consists of two buildings without elevators (a proposal for an elevator is currently under consideration) and contains 20 apartments. It stands on a 549 m² lot located 196 m from the Pyramides metro station (Lines 14 & 7) and 311 m from the...