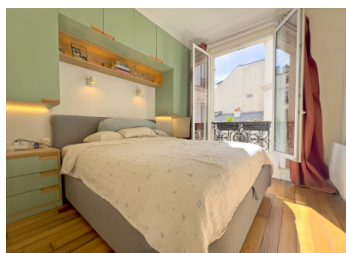
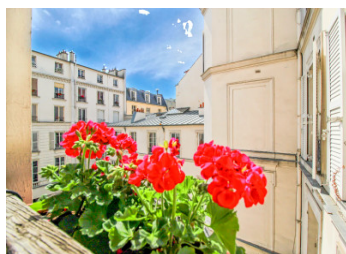


75010 Rue Martel, bright 1 bedroom, South facing offering 34m2 on the 3rd floor of a 1880 stone built property



INFORMATION

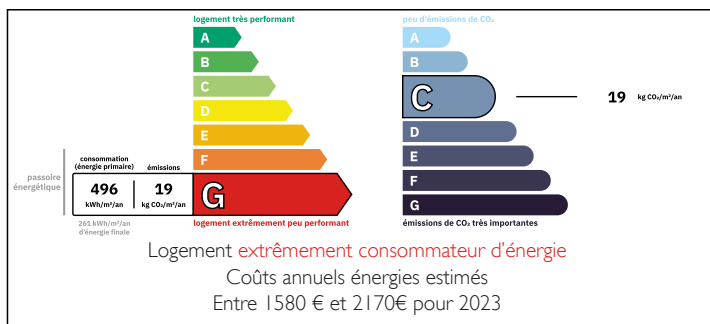
Town:	Paris 10e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2



IN BRIEF

PARIS 75010 – Rue Martel – 1 Bed – 34.10m2 – With 6 windows facing 4 different directions, this light-filled flat captivates from the moment you step inside. It is situated on the 3rd floor of a 1800 stone building overlooking a courtyard, on a peaceful and sought-after street in the heart of a creative neighbourhood. Ready to move into and with a layout that makes the most of the space, it comprises a south-facing living room opening onto a pretty paved courtyard, a separate kitchen, a bedroom, a shower room and a separate toilet. The 6 exterior walls contribute to this wonderful sense of openness and natural light, whilst its 'G' energy rating can guide any future energy-efficiency improvements. A 4m² cellar completes this property, situated between the Canal St-Martin and the Marais, a stone's throw from...

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

The neighbourhood's other attractions lie in the intimate 'village-like' atmosphere of this street, which is on a human scale and less busy than the neighbouring main roads. The area benefits from a lively and convenient environment, home to numerous architectural practices, innovative companies, workshops, cultural venues and fine dining establishments. The building itself is home to several creative businesses, including an architectural practice. The Grands Boulevards, Le Sentier, Montorgueil and the 9th arrondissement are all within easy walking distance. The area's reputation has improved considerably over the last twenty years. In this characterful period building with excellent transport links, a well-renovated flat is therefore likely to enjoy sustained demand, both as a main residence and as a second home, with good potential for resale and long-term capital appreciation.

Details of floor areas for the units included in the price:

- Apartment no. 36 --> Living area 34.35 M2 = 11.499 euros/M2

Floor areas : 34.35 M2 total area ; 34.04 M2 Carrez law

- Cellar No. 13 --> 4 M2 (valued at 2000 euros/m²)

Details of the 3rd floor : Hallway 4.15 M2 ; Kitchen 4.90 M2 ; Living room 12.63 M2 ; Bedroom 8.60 M2 ; Shower room 1.88 M2 ; Toilet 1.03 M2 ; Landing 1.16 M2

Investment corner :

- Rental value for this type of property : €1,317 / month excluding service charges = projected gross yield of 4% (DRIHL reference: €39.20/m² increased reference rent).

- Ideal for shared accommodation with 2 possible bedrooms, offering an increased income...

LOCAL TAXES

Taxe foncière: 708 EUR

NOTES