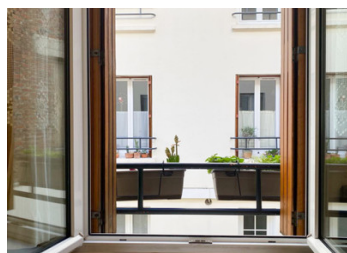


Paris 75014 Montsouris, quiet 26m2 1bed apartment, 1st floor on a flowery paved renovated courtyard from 1840



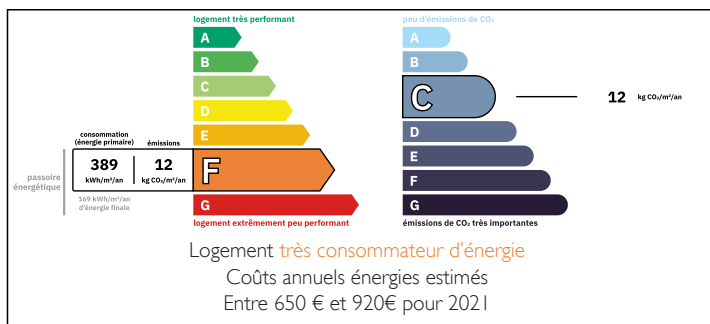
INFORMATION

Town:	Paris 14e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	25.78 m2
Plot Size:	0 m2

IN BRIEF

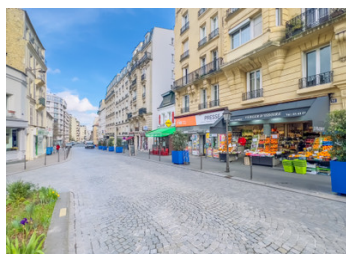
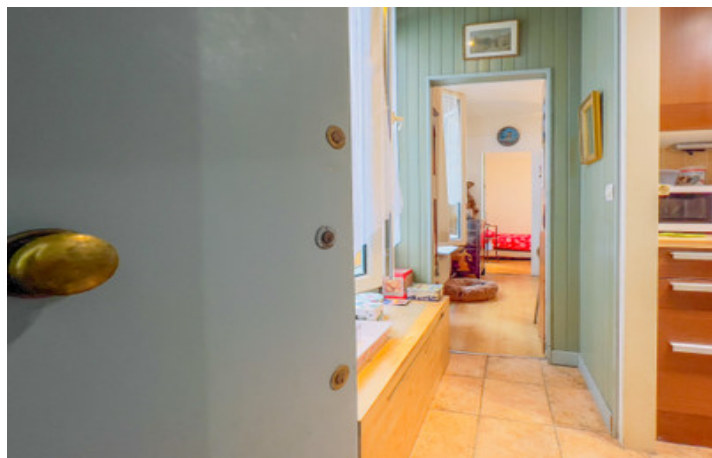
Paris 75014 - Parc de Montsouris - 2 Rooms - 25,78m2 Carrez - Label F - See 360 visit and plan - Superbly located Rue de l'Aube, between the park and the Place des droits de l'Enfant, a pleasant, functional, bright and quiet 1 bedroom apartment overlooking a beautiful paved and flowery courtyard, on the 1st floor / 2 of an historic refurbished building from 1870. This former studio apartment has been converted into a practical 1 bedroom to maximise its potential with its 3 large south-facing windows. It comprises an entrance hall leading to an independent kitchenette, a shower room and toilet with its own window, a living room and a bedroom with built-in wardrobe. A rare haven of peace just 2 steps from the shops on Place des Enfants, a friendly, lively square that will eventually...

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 for travelers 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 :

- Apartment No 29 --> 25.78m² = 10.279 euros/m²

Room details : Entrance 2.28 m² ; Living 9.56 m² ; Bedroom 7.92 m² ; Kitchen 2.44 m² ; Shower rooms 3.58 m².

- Freehold --> 30 / 177e Building B + 20 / 10325e entire residence

Investment corner :

- Furnished rental potential --> 33,70€ / m² / mois
--> 869 €/month (Ref. Drihl) --> 3.93% yield

Features : Ready to move into after freshening up the paintwork, sunny with 3 large recent double-glazed windows on the flower courtyard side, south-facing, sold rented until November 2024 (790 euros month), 2.57m high ceilings, made-to-measure wardrobe in the bedroom, 1st floor out of 2, two flats on the first floor, secure building (Vigic + Interphone/digicode and armoured door), high speed fibre optic internet, individual electric heating system, very recent hot water heater, freehold and no building renovation voted or planned (recent work includes roof, facade renovation and main drains), service charges €67/month including maintenance of common areas + cold water, property tax €532/year, ideal for first-time buyers, pied-à-terre...

LOCAL TAXES

Taxe foncière: 532 EUR

Taxe habitation: EUR

NOTES