

75003, Enfants Rouges, charming 2P (T2) apartment for 48m2 on the 3rd floor of an 1850 building without elevat



## INFORMATION

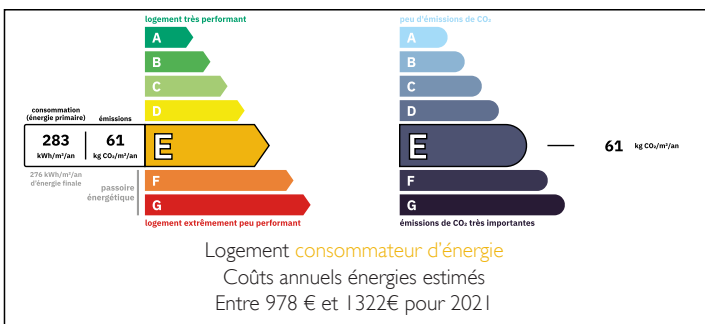
|             |                         |
|-------------|-------------------------|
| Town:       | Paris 3e Arrondissement |
| Department: | Paris                   |
| Bed:        | 1                       |
| Bath:       | 1                       |
| Floor:      | 53 m2                   |
| Plot Size:  | 0 m2                    |



## IN BRIEF

PARIS 3e - Métro Filles du Calvaire - 2 Rooms (T2) - 47.65 m2 + 5.67 m2 maid's room. Class E energy label - See 360 tours and map - Just a stone's throw from rue de Bretagne. Located on the third floor of an 1850 building, in a charming, well-maintained condominium. Apartment with unobstructed view of the trees on rue de Turenne and rue de Normandie. The property comprises an entrance-hallway opening onto the courtyard, a bathroom with WC and two windows overlooking the courtyard. The 27 m2 double living room with open-plan kitchen and two windows onto the street. The bedroom, with its custom-made storage space, also overlooks the street. A small office annex of 5.67 m2 on the landing and a cellar complete the property. Right in the heart of the Haut Marais, an effervescent...

## 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

### Energy performance

- 283 E / 61 E --> Final Energy 276 E
- Essential work to upgrade to D --> between € 748 and € 2494
- Additional work required to upgrade to D --> between €800 and €1000

Details of surface areas for the lots included in the price:

- Apartment No. 10 --> Weighting 47.82 m2 = 14,429 euros/m2
- Total living space --> 48 m2 Habitable ; 47.65 Carrez ; Service room 5.67 m2 loi carrez
- Room details : Entrance 3,910 m2 ; Shower room W.C 2,320 m2 ; Living room/Kitchen + Closet 27,780 m2 ; Bedroom 13,640 m2 ; Office / Laundry annexe : 5,67m2
- Concrete cellar No. 11 --> 5 m2
- Lots total tantièmes --> 65 / 1000e of the building's common areas.

### Investor info :

- Furnished rental potential 40€ / m2 / month --> 1920€ (ref DRIHL or SeLogger) --> 3.34% projected yield.

Features: Ready-to-move-in apartment after bathroom and kitchen work and painting refreshment to taste. West-facing, light and airy with large windows overlooking a small square planted with trees. Possibility of creating a 2nd room by closing off the double living room. 2.60 m high ceilings. Original parquet flooring and ceiling moldings. Custom closets and storage in bedroom. 3rd floor out of 6, three apartments on the first floor, secure building (Vigic + Interphone/digicode and armored door), fiber optic broadband. Individual gas heating, no condo works voted or planned, 240 €/month charge including maintenance of common...

## LOCAL TAXES

**Taxe foncière: 877 EUR**

**Taxe habitation: EUR**

## NOTES