

75011, Folie-Méricourt, town house with planning permission for 3 storeys (4th floor possible) 188m2 current



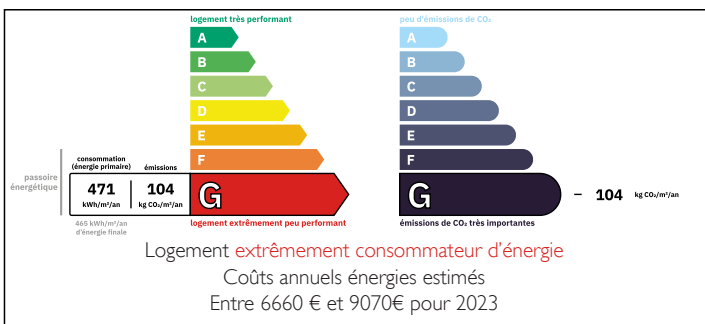
INFORMATION

Town:	Paris
Department:	Paris
Bed:	4
Bath:	0
Floor:	188 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75011 - Rue de l'Asile Popincourt - Between Bastille and République, 188m2 town house to be restructured with building permit (project available on request) for a one-storey 86.50M2 extension with roof terrace. Possible elevation of a 3rd floor already agreed with the co-ownership. Located in the heart of the Saint-Ambroise district, this apartment comprises two floors of 90m2 and 83m2 with an existing bathroom on the 1st floor. Bright with triple aspect, south on the street and west and north on the courtyard side with numerous windows on 3 sides. Planning permission has been granted for a 43.40m2 extension + 41.48m2 terrace). This permit is for mixed use (commercial on the ground floor and residential on the 1st and 2nd levels). There are 3 entrances: two on the street (entrance door + car park door), and a...

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

A rare haven of peace in the heart of a dynamic and eclectic district, offering an atmosphere that is both popular and bourgeois-bohemian. A district where history and modernity meet, with a strong artistic and cultural influence.

Built over 1 floor, this property is located in the area of Folie-Méricourt and includes 7 apartments. The residence is constructed on a plot of 821 m² located 130 m from Richard Lenoir metro station (Ligne 5), 170 m from Saint-Ambroise metro station (Ligne 9). Self-service bike system 'Velib' nearby.

The Folie-Méricourt district is located in the 11th arrondissement of Paris. It is bounded by the boulevards Richard-Lenoir to the west, Voltaire to the south, and the rues de la Roquette and du Chemin Vert. The district takes its name from the former 'folie' (pleasure residence) built in the 18th century by a certain Mr Méricourt, who was a master of waters and forests.

CHARACTERISTICS OF THE NEIGHBOURHOOD: Atmosphere: La Folie-Méricourt is a dynamic and eclectic neighbourhood, with an atmosphere that is both popular and bourgeois-bohemian. It's a place where history and modernity meet, with a strong influence from artistic and cultural life.

ARCHITECTURE: The district's architecture is varied, ranging from Haussmann-style buildings to more recent constructions. There are also small cobbled streets, typical of old Paris.

CULTURAL LIFE: Folie-Méricourt is known for its many theatres, art galleries and trendy bars. The district attracts a young and creative population. There are also iconic venues such as the Bataclan, a famous concert hall.

GASTRONOMY:...

NOTES