

Renovated 1 bedroom flat at 145 Bd Murat, 75016 Paris - 2000 Building - 3rd floor - Lift - Cellar

EXCLUSIVE



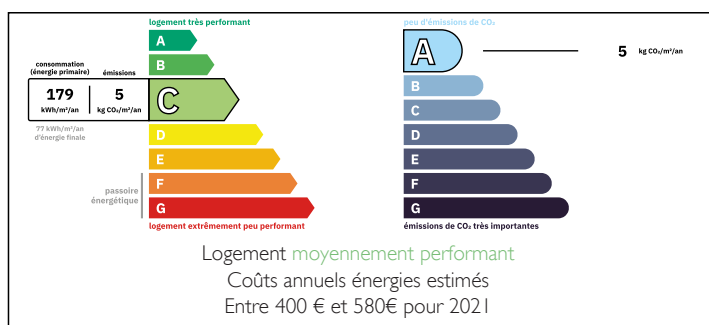
INFORMATION

Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	31.01 m2
Plot Size:	0 m2

IN BRIEF

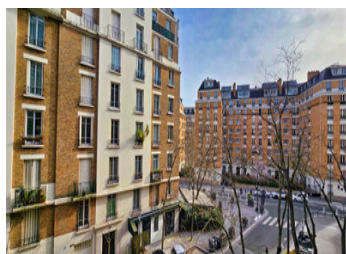
75016 - 31.01 m² (Loi Carrez) T1/T2 flat, renovated in 2023, on the 3rd floor of a modern, secure residence (2000) located at 145 Bd Murat, Paris 16ème. Bright and flexible, it offers a large living room (20 m²) with the possibility of creating a bedroom. Fitted open-plan kitchen, bathroom with bath, separate WC, built-in cupboards and armoured door. Electric roller shutters, fibre optics and programmable convector heaters for optimum comfort. Private cellar included. Close to the Porte de Saint-Cloud metro station (M9), schools, shops, tennis and major attractions (The river Seine 200m away, the Parc des Princes, Roland-Garros). Quiet, popular residential area of Auteuil Sud with good transport links. Ideal as a main residence or rental investment. Contact us to arrange a viewing!

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

Discover this bright, flexible flat, renovated in 2023, located in the heart of Paris's 16th arrondissement, in a modern, secure residence built in 2000 by STIM (a Bouygues subsidiary). With its well-appointed features and prime location, this is a rare opportunity, ideal for a primary residence or rental investment.

Main features of the flat

- Area and layout : 31.01 m² flat (Carrez law) on the 3rd floor with lift. Currently configured as a large T1, it offers the possibility of creating a separate bedroom according to the original plan.
- Spacious living room: A main room of almost 20 m² bathed in natural light, with decorative picture rails for your works of art.
- Fully-equipped open-plan kitchen: Functional and modern, with microwave, hob, extractor fan, fridge and storage space.
- Bathroom and separate WC: Bathroom with bath (4 m²) and separate WC with washbasin for added comfort.
- Optimised storage: Entrance hall with built-in wardrobe and armoured door for added security.
- Modern comforts: Remote-controlled electric roller shutters, fibre optics for fast internet access, and recently installed programmable electric convector heaters.

Facilities and amenities

- Private cellar: Located in the 1st basement, accessible by lift, perfect for storage.
- Enhanced security: The residence is equipped with a digicode and intercom system.
- PRM-compliant lift: 13-person capacity, suitable for people with reduced mobility.

Exceptional location

- Public transport: Just a 5-minute walk (358 m) from the Porte de Saint-Cloud metro station (line 9), offering rapid access to the centre of Paris.
- Nearby schools :
o École Maternelle Publique...

LOCAL TAXES

Taxe foncière: 936 EUR

Taxe habitation: EUR

NOTES