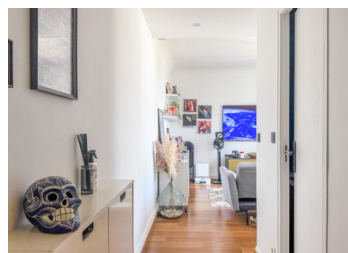


92100 Boulogne Billancourt, nice 2 room (1 bed) apt, 44m2+balcony on the 7th and last fl of a 1930 bldg w/ lift



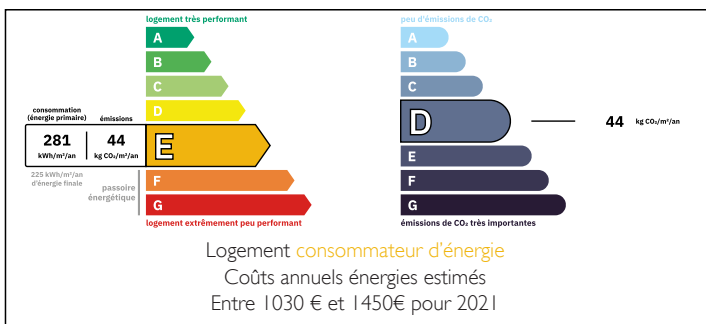
INFORMATION

Town:	Boulogne-Billancourt
Department:	Hauts-de-Seine
Bed:	1
Bath:	1
Floor:	44.43 m2
Outside Space:	2 m2

IN BRIEF

Boulogne-Billancourt 92100 – Parchamp-Albert Kahn – 2P (T2) – Energy ratings: E / D – 44 m² (see 360° tour & floor plan). Just steps from the Escudier market, 600 meters from the metro, and 650 meters from Roland-Garros, this attractive 44.43 m² apartment (Carrez law) is located on the 7th and top floor of a secure 1930s bldg with a lift. Facing East and not overlooked, it features a balcony with an open view of Roland-Garros. Very bright thanks to its glazed façade, this peaceful apartment offers a rare environment in an urban setting. It includes an entrance leading to a 13 m² bedroom, a 1.81 m² shower room, a comfortable 16 m² living room with a 2 m² balcony, a fully equipped open-plan kitchen, and a separate toilet. Located at the gates of Paris, in 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

Areas for the units included in the price:

Total living area --> 44.43 m² habitable; 44.43 m² Carrez

Weighted surface --> 44.43 m² = €10,623/m²

Details:

Apartment No. 334 --> 44.43 m² habitable; 44.43 m² Carrez; Valued at €472,000

Total co-ownership shares --> 202 / 100,000

Investor information:

Furnished rental potential €40 / m² / month --> €1,760 (ref SeLogger) --> 4.47% projected yield

Features: ready to move in, functional apartment with no wasted space and move-in ready, open-plan kitchen leading into the living room, modern, East-facing, bright with large bay window overlooking a quiet street, excellent location, continuous balcony with a view of Roland-Garros, 2.61 m ceiling height, parquet flooring, many built-in closets and storage units in the hallway leading to the bedroom, 7th floor out of 7, six apartments on the floor, secure building (Vigik + intercom/keypad and secured door), elevator up to standard, high-speed fiber optic internet, stroller and bike storage room, street parking, collective heating, no co-ownership works voted or planned, monthly fees €168 including maintenance of common areas + water + central heating, property tax €516/year, average monthly utility costs approx. €100/month, ideal for a first-time buyer, pied-à-terre or investment, also suitable for people with reduced mobility.

In the heart of the Parnchamp–Albert Kahn administrative district, this 7-storey “Art Deco” building above ground floor was built in 1930. It consists of 1 building with an elevator and contains 34 apartments. Rue Pau-Casals is a small street that begins at Avenue Jean-Baptiste Clément and ends at Rue du Transvaal,...

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES