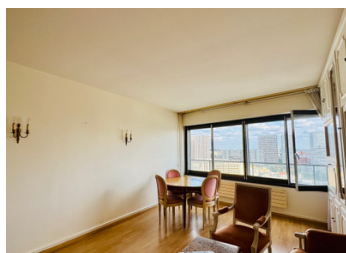
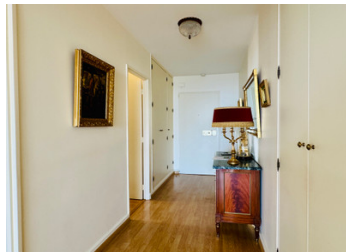


75013 MAISON BLANCHE, lovely 3-room apartment (2 beds), 94 m on the 18th fl of a '70s bldg with lift and pool



INFORMATION

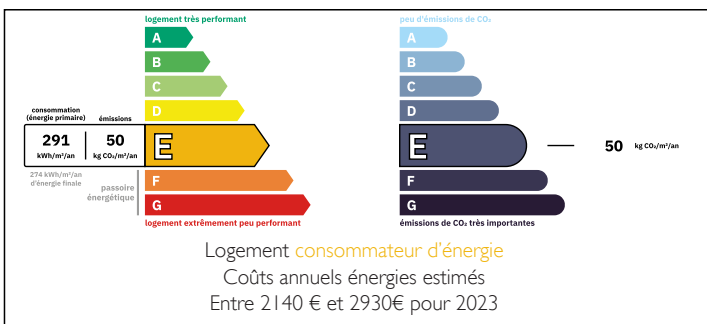
Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	94.4 m2
Plot Size:	0 m2



IN BRIEF

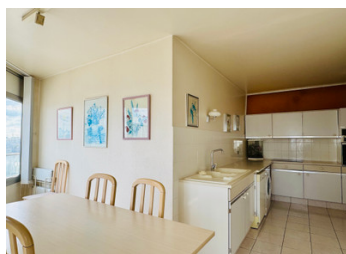
PARIS 13th – Maison Blanche/Place d'Italie – 3-room apt (2 beds) – Energy rating: E/E – 94 m² (see floor plan & virtual tour). On the 18th fl of the Tour Super Italie, at the foot of Maison Blanche M^o station (L7 & L14) and 800m from Place d'Italie, with quick access to Orly Airport, this lovely dual-aspect apt of 94.40 m² Carrez (94.0 m² total floor area) offers unobstructed panoramic views. Bathed in light thanks to its N/E double exposure, it stands out for its warm atmosphere and floating wood floors throughout. The layout includes an entrance with built-in closets, a bright 21 m² living room, an equipped separate kitchen with dining area, 2 bedrooms, a shower room, a closet, and a separate WC. Located in a prestigious and secure residence (256 apartments) with caretakers and CCTV,...

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

Room Details:

Entrance 8.86 m² ; Living Room 21.06 m² ; Kitchen/Dining Area 23.67 m² ; Bedroom 1 13.05 m² ; Bedroom 2 13.51 m² ; Hallway 4.77 m² ; Shower Room 3.88 m² ; WC 1.48 m² ; Dressing 2.68 m² ; Total Closets 1.64 m²

Surface Details for Lots Included in the Price:

- Apartment No. 124 □ Weighted 94.40 m² = €7,627/m²
- Total Habitable □ 94.40 m² Habitable ; 94.40 m² Carrez
- Concrete Cellar No. 80 □ 5 m² (2 m ceiling height) valued at €1,000/m²
- Total Lot Shares □ 399 / 100,162
- Parking Space (value €15,000) □ 28 / 100,162 not included in the price, available for €15,000

LOCAL TAXES

Taxe foncière: 1840 EUR

Taxe habitation: EUR

Investor Information:

Furnished rental potential: €31.4 / m² / month □ €2,952 (ref DRIHL) □ projected yield 4.92%

Ideal for shared rental: 2 bedrooms possible for increased income of +17 to 25% □ projected yield 6.15%

Features:

After some modernization, this apartment will charm you with its view and tranquility. It includes a fully equipped kitchen, functional shower room, N/E orientation, dual-aspect with large windows, double glazing in the kitchen and one bedroom, generous volume to exploit, and a prime location. Original loggias have been closed to enlarge the space, with 2.50 m ceiling height, ample closets and storage. Located on the 18th floor of 34, with only five apartments per floor, in a secure building (Vigik + intercom/code + armored door + firefighter service), elevators up to standard, high-speed fiber optic, stroller and bike storage, street parking or optional...

NOTES