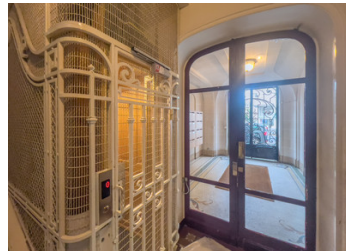


Paris 75016, charming 3 beds apartment, 124m , on the 1st floor with lift, beautiful secure building from 1913



INFORMATION

Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	0 m2



IN BRIEF

A particularly chic location, ideally situated between the Seine and the village of Auteuil, beautiful modular 3 bedrooms apartment of 123,89 m², dual-aspect and benefiting from all the charm of the old (herringbone parquet flooring, mouldings). Located on the first floor of a superb Art Nouveau building with lift, dating from 1913, secure, well maintained and on a human scale, it stands out for its exceptional double-glazed arched windows and 2.85m high ceilings.

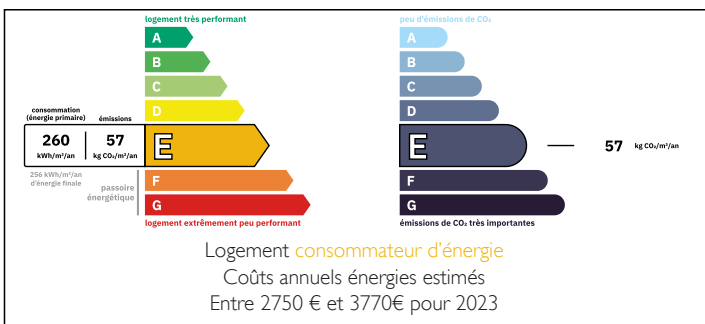
The modular living space comprises:

- 1 welcoming entrance gallery
- 1 living room opening onto a dining room, featuring two working fireplaces
- 1 separate kitchen with laundry area

The sleeping area offers:

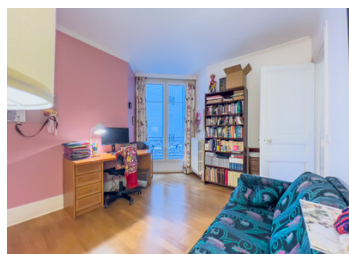
- 1 master bedroom with dressing room and bathroom/shower room

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 (EPC)

- 260 E / 57 E ==> Final energy 256 E
- Annual energy cost: between 2750 € and 3770 €
- Essential work to achieve C rating ==> between 3100 € and 4700 €
- Additional work required to achieve A rating ==> between 18700 € and 28100 €

Details of surface areas for lots included in the price:

- Apartment (lot no. 4)
- Cellar ==> 3,87m² valued at €2,500/m²

Features: Small, human-scale co-ownership building in an ideal location, a stone's throw from the Église d'Auteuil market, dual-aspect apartment (3 exposures), well maintained over the years but work required, flexible layout with possibility of redistributing bedrooms, possibility of creating a 4th bedroom, very friendly neighbourhood with no anti-social behaviour, lift, shutters, main NE orientation, 2.85m ceiling height, numerous custom-made cupboards and storage space, only one flat on the floor, secure building (Vigic + intercom/digital code, reinforced door), lift compliant with standards, high-speed fibre optic internet, gas central heating, recent co-ownership works: courtyard façade 2025, roof and chimney overhaul 2025, new gas boiler 2022, charges €410/month including heating in addition to maintenance of common areas + cold water + lift, property tax €2,808/year, suitable for professionals without noise pollution.

In the heart of the Auteuil administrative district, this Art Deco building with a lift and six floors above ground level was built in 1913 and comprises around 18 apartments across two buildings. It stands on a 295 m² plot located 150 m from...

LOCAL TAXES

Taxe foncière: **2808 EUR**

Taxe habitation: **EUR**

NOTES