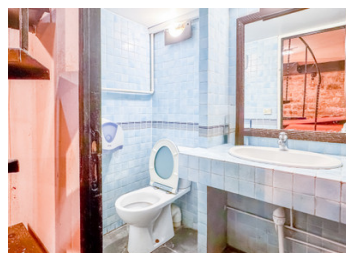
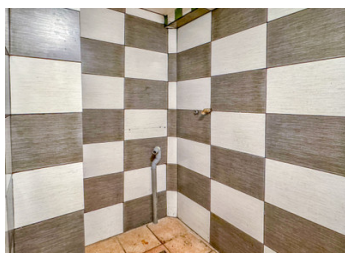


75013 - BNF/Olympiades - 65m - Gd Floor+Basement - Walls of a commercial property in a dynamic neighborhood

EXCLUSIVE



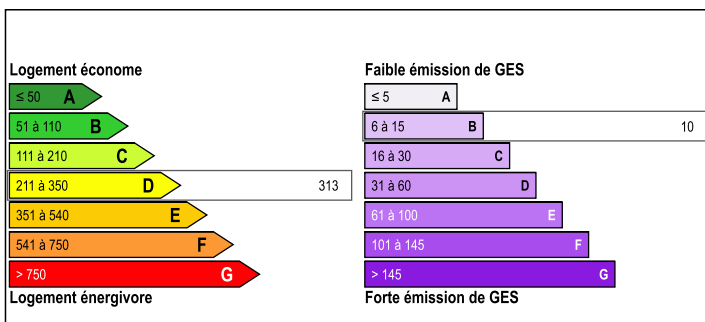
INFORMATION

Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	65 m2
Plot Size:	0 m2

IN BRIEF

PARIS 13th – BNF/Olympiades – Vacant Commercial Premises – Energy Rating: D/B – 64 m² (see floor plan) Just steps from the Jeanne d'Arc Church and the square of the same name, and only 850 m from the BNF metro station, this commercial property is located on the ground floor of a secure 1920 building, in the heart of a lively and rapidly developing neighborhood. The premises, currently vacant, offer 34 m² of Carrez-law floor space on the ground floor, complemented by a 30 m² basement with exposed stone, bringing the total area to 64.57 m². The main room facing the street features a 3.75-meter-wide storefront with secured metal curtain, providing excellent visibility and plenty of natural light. The basement, accessible from the premises, includes a 15.20 m² room, a toilet, a storage room, a changing room, and...

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

Performance energy

Current status: 313 D / 10 B

Areas for the lots included in the price:

Total floor area --> 64.57 m² livable; 34.25 m² Carrez

Weighting --> 64.57 m² = €5,343 / m²

Room details:

Ground floor: commercial premises 19.16 m²; Kitchen 8 m²; Bedroom 15.09 m²

Basement: hallway 15.20 m²; WC 1.98 m²; storage room 1.27 m²; Changing room 1.20 m²; Cellar 10.68 m²

Shopfront: 3.75 m W x 2.50 m H

Total share of lots (tantièmes) --> 1812 / 10,000th of the general common areas

Investor information:

Projected rental potential = €2,100 = 7.30% projected gross yield

The space is laid out as follows:

LOT No. 1 - On the ground floor, to the right of the building entrance: restaurant with dining area and kitchen, entrance via the building vestibule. Basement level: WC - Storage room - Changing room - Hallway, and 1812/10,000th of the general common areas.

THE BUILDING:

A building dating from 1920, in good overall condition. Access to the common areas is from the street through a single-leaf wooden door secured by a keypad, opening into an entrance vestibule with wall-mounted mailboxes. This area leads to the unit under review on the right, and to the building staircase at the back.

The unit under review has its own private access via a single-leaf metal door.

Monthly charges: €214/month

Property tax: €578

LOCAL TAXES

Taxe foncière: **578 EUR**

NOTES