

## Apartment 49.8 sqm – Paris 2nd arrondissement – Place des Victoires – elevator building



## INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	0 m2



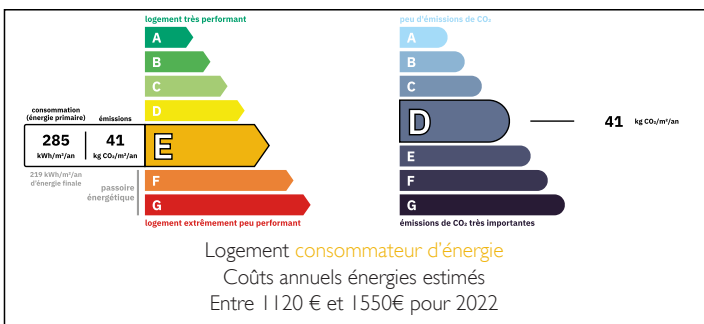
## IN BRIEF

Located in the heart of Paris' 2nd arrondissement, just a short walk from Place des Victoires, this apartment is set on the second floor of a well-maintained building with elevator and benefits from a south-facing exposure providing excellent natural light.

The apartment includes an entrance hall, a spacious living room with three large windows, a fitted kitchen, a bedroom with en-suite bathroom, and a separate toilet. The ceiling height of 2.80 m creates a pleasant sense of space and offers the possibility of exposing the original beams.

A cellar in the basement completes the property. Renovation works are required, offering an opportunity to redesign the interior and enhance the potential of this well-located Parisian apartment.

## ENERGY - DPE



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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

Layout and surfaces

Carrez surface: 49.8 sqm

The apartment consists of:

Entrance hall

Living room with three large south-facing windows and 2.80 m ceiling height

Fitted kitchen

Bedroom with en-suite bathroom

Separate toilet

A cellar in the basement is included.

Renovation potential

The 2.80 m ceiling height allows the possibility of exposing the beams, potentially gaining 15 to 20 cm of additional height and enhancing the character of the property.

Renovation works are to be expected, offering the opportunity to modernise and optimise the layout.

Building

Small condominium

12 units

Energy performance

Energy rating (DPE): E – 285 kWh/m<sup>2</sup>/year

Greenhouse gas rating (GES): D – 41 kg CO<sub>2</sub>/m<sup>2</sup>/year

Location

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

## NOTES