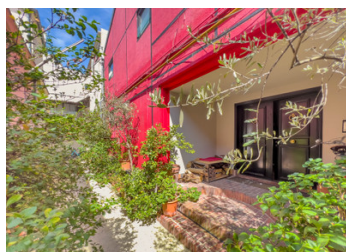


PARIS 75011, Roquette-Chemin Vert, 385m mixed-use studio/loft with commercial use plus an internal courtyard

EXCLUSIVE



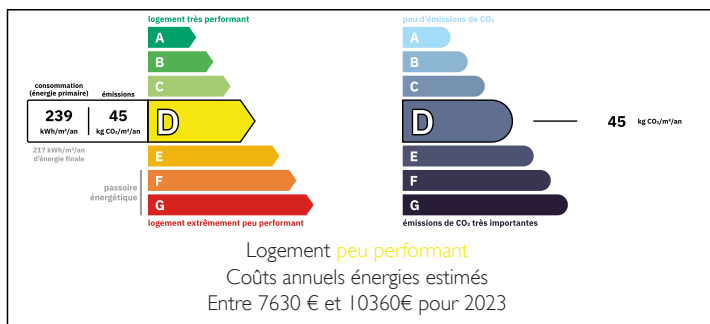
## INFORMATION

|                |                          |
|----------------|--------------------------|
| Town:          | Paris 11e Arrondissement |
| Department:    | Paris                    |
| Bed:           | 5                        |
| Bath:          | 5                        |
| Floor:         | 386 m2                   |
| Outside Space: | 45 m2                    |

## IN BRIEF

PARIS 75011 - Roquette / Chemin Vert. Set within a former industrial complex dating from 1900, this exceptional mixed-use studio/loft offers 365 m<sup>2</sup> of commercial space across two levels, centred around a 40 m<sup>2</sup> landscaped courtyard. Completely private, in a peaceful setting and bathed in light thanks to a spectacular 8-metre-high glass roof, this rare, fully refurbished property offers remarkable spaces perfectly suited to residential use, a creative studio or a company headquarters in an inspiring environment. The 203 m<sup>2</sup> ground floor features a spacious 96 m<sup>2</sup> reception room with a fireplace, opening onto the landscaped garden through a large bay window, a fitted kitchen-diner, and two large offices, one of which includes a shower room that could be converted into a ground-floor bedroom. Upstairs, an elegant gallery-library overlooks the living room and leads to four beautiful en-suite...

## 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.



## LOCAL TAXES

**Taxe foncière: 3802 EUR**

## NOTES

## DESCRIPTION

Prized for its authentic and creative atmosphere, La Roquette charms with its balance of neighbourhood life, cultural vibrancy and quality of life. Situated in the immediate vicinity of Bastille and Père-Lachaise, it offers a wealth of shops, restaurants, galleries and green spaces, in a setting sought after for its village-like feel and revitalised industrial heritage.

Details of floor areas :

- Total living area --> 385.93 m<sup>2</sup> floor area; 378.57 m<sup>2</sup> Carrez area; 39.60 m<sup>2</sup> patio; 5.99 m<sup>2</sup> porch
- Room details: See the floor plan provided

Investor information:

- Apartment, No 44 --> Weighting area 382.25 m<sup>2</sup> = €13,080/m<sup>2</sup>
- Total share --> 139/1041st of the general common areas

- Projected commercial rental potential

Market basis for this specific type of courtyard-facing premises in the 11th arrondissement is between €45/m<sup>2</sup> and €75/m<sup>2</sup> of retail space, i.e. €23,100 for a median rental price of €60/m<sup>2</sup> = 5.54% projected gross yield.

- Projected rental potential for furnished residential properties

Market basis for this type of courtyard loft in the 11th arrondissement is between €26.40/m<sup>2</sup> reference rent and €31.70/m<sup>2</sup> increased reference rent (DRIHL ref.), i.e. €12,000 excluding charges (€31.16/m<sup>2</sup>/month) = 2.88% projected gross yield. Ideal for shared accommodation --> 6 bedrooms possible for an increased income of +17 to 25%

EPC summary :

- Energy performance: 239 D / 45 D --> Final energy rating 217 D
- Annual energy costs: between €7,630 and €10,360

Features & Miscellaneous

Features: very friendly neighbourhood with no nuisance behaviour, fully refurbished studio...