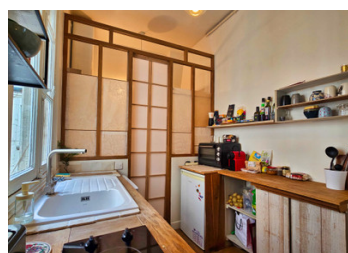


Paris 10th, République district, a 23m studio + 9.5m mezzanine, 3.70m ceiling height, 2nd and top floor

EXCLUSIVE



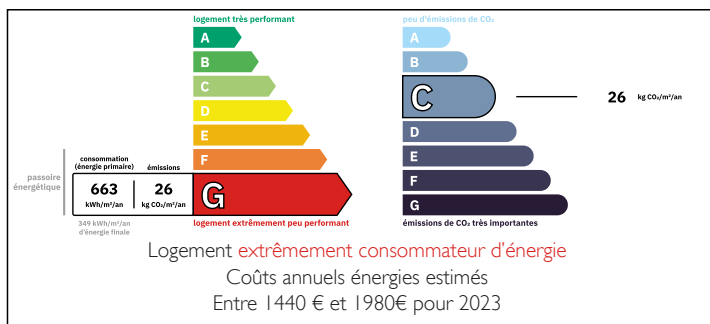
INFORMATION

Town:	Paris
Department:	Paris
Bed:	1
Bath:	1
Floor:	33 m2
Plot Size:	0 m2

IN BRIEF

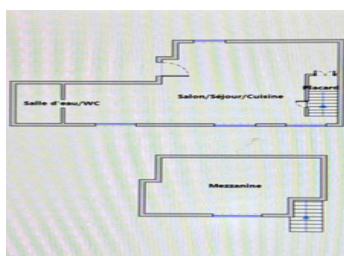
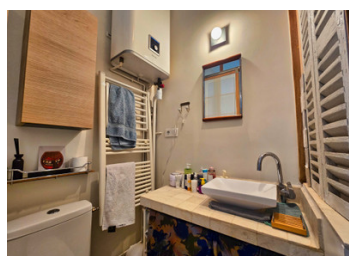
Very bright with four windows and a Velux, this large studio apartment overlooks a quiet courtyard. It boasts a high ceiling of 3.10m, allowing for the creation of a mezzanine bedroom. Located on the second and top floor of a well-maintained, secure Parisian building dating from 1900, it features a charmingly landscaped courtyard. Exceptional location, in the heart of the lively and dynamic Porte Saint-Martin district, just steps from Place de la République and the Saint-Martin canal, on a street lined with trendy cafes and shops, this sought-after apartment is ready to move into. The bright, dual-aspect living area includes an open-plan fitted kitchen, a shower room with WC, and a mezzanine with a Velux. Electric heating. Condominium fees are €270 per quarter. Property tax is €449 per year. Near the Saint-Martin covered market and the Passage du...

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

Ideal for a first-time buyer or a Parisian pied-à-terre. Very well located, this apartment offers an authentic Parisian lifestyle with its many local shops, including the Saint-Martin covered market and the Passage du Marché with its trendy cafes and terraces.

Energy Performance

- 663 G / 26 C
 - Annual energy cost: between €1,440 and €1,980.
- The work to be considered: replacing the windows with double-glazed windows with enhanced insulation. Estimated cost: €1500 to €2300. And replace the two electric radiators with more efficient ones.

Details of surface areas for the units included in the price:

- Apartment (unit 12) --> Weighting 27 m² = €11 037/m²
- Total living area: 32.92 m² floor area; 23.03 m² Carrez law area; 0.8 m² of closets and storage; and 9.55 m² mezzanine;

Room details: Living room/Kitchen 20.31 m²; Shower room 2.26 m²;

- Total unit ownership shares --> (542/ 1000th) of the building's general common areas.

LOCAL TAXES

Taxe foncière: 449 EUR

NOTES

Features: Small, friendly, and ideally located condominium building with three large windows overlooking a quiet courtyard plus a high window. Very bright, well-maintained over the years, and ready to move into. Friendly and respectful neighborhood. Blinds on the windows. Offers tranquility with a flower-filled courtyard. Southwest facing, just steps from Place de la République. Well-designed layout with oak parquet flooring, fully equipped kitchenette, 3.10m ceiling height, ample closet and storage space. Located on the 2nd and top floor, with two apartments on the same floor. Secure building (Digital Keypads), high-speed fiber optic internet throughout, individual electric heating.