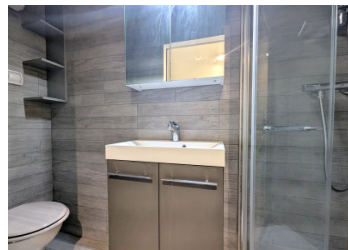
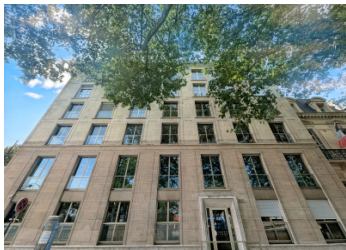


Paris 7th arrondissement, Invalides / Quai de Seine, bright studio (T1), 15 m , move-in ready, fully equipped



INFORMATION

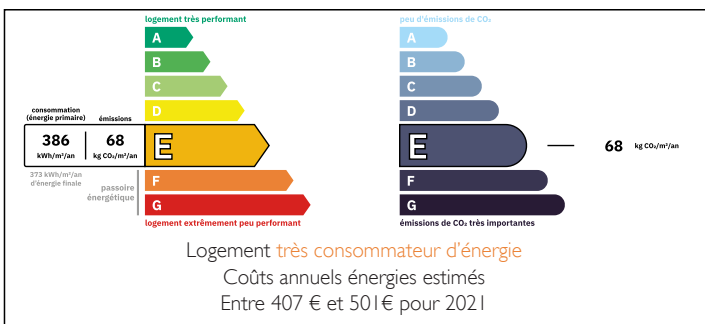
Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	15 m2
Plot Size:	0 m2



IN BRIEF

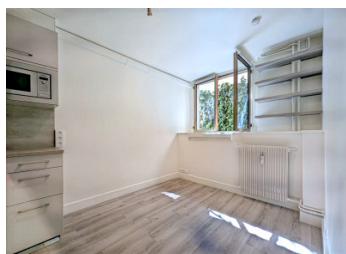
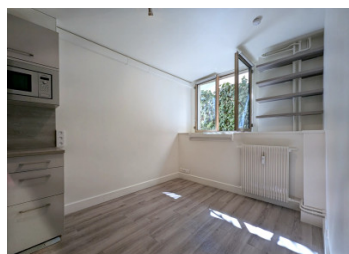
75007 / Quai d'Orsay – Located in a high-standard building at the corner of the Esplanade des Invalides and Quai d'Orsay, Leggett Immobilier presents this studio apartment featuring a shower, toilet, and equipped kitchenette. Situated on the garden level, the large window overlooks a quiet, green area. The building offers concierge services and multiple entrances secured by keypad and intercom. Heating and hot water are provided via a communal system, and the common areas are well-maintained. Excellent transport links are available nearby at the Invalides station (RER C, Metro lines 8 and 13), with several bus lines stopping right outside the building. The area offers a wealth of shops and services along Rue Saint-Dominique, including convenience stores, bakeries, restaurants, brasseries, and clothing boutiques. Ideally located next to the Invalides lawns and the banks of the Seine, the property...

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

Current rating: 386/E, 68/E; final energy consumption: 373/E

Recommended work to achieve a D rating:

Insulate the ground floor: between 1,500 and 2,500 euros

To achieve a C rating:

Insulate the walls: between 3,000 and 4,000 euros

SQUARE METERAGE OF UNITS INCLUDED IN THE PRICE:

Carrez area: 14.83 m²

Bedroom: 12.90 m²

Bathroom: 1.93 m²

No non-Carrez area

PRICE PER M²: 15,846 EUROS

LOCAL TAXES

Taxe foncière: 273 EUR

NOTES

Property and Rental Information:

Total shares: 34/10,314 of the general common areas

Estimated residential rental value:

RENTAL VALUE

for this type of UNFURNISHED STUDIO in the 7th arrondissement ranges from 35.5 euros/m² (reference rent) to 42.6 euros/m² (increased reference rent—DRIHL reforms), or 526.46 euros/month excluding utilities and 631.75 euros/month excluding utilities

FURNISHED STUDIO: price per m²/month between 40.5 euros and 48.6 euros/month, equivalent to a rent ranging from 600.60 euros/month to 720 euros/month, excluding utilities. Gross yield: 3.67%

No condominium maintenance work is planned. ALLUR Act maintenance reserve: 13.50 euros per quarter.

CONDOMINIUM FEES: 212.77 EUROS PER QUARTER, OR 70.92 EUROS PER MONTH, including building superintendent and maintenance of common areas + water + central heating + elevators

PROPERTY TAX: 273 EUROS PER YEAR