

75017 Plaine Monceaux , bright 2 bed apartment 67.8m2 on 5th floor of a well-maintained 1958 building, lift



## INFORMATION

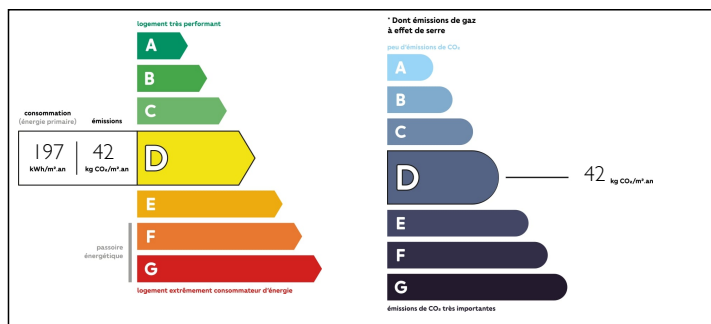
Town:	Paris 17e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	67.8 m2
Plot Size:	0 m2

## IN BRIEF

PARIS 75017 - 2 bedrooms - 67,80m2 - EPC class D - Virtual Tour and Floor Plans available - Ideally located in the heart of the Plaine-de-Monceaux district, this bright, well-distributed family property has an east-west exposure. On the 5th floor of a small, secure and very well-maintained stone building from 1955 with lift and caretaker. Spacious and adaptable (2/3 bedrooms), it comprises a welcoming entrance hall, a living room (32m2) with large windows bathed in natural light, an open-plan fitted kitchen opening onto a spacious lounge, 2 bedrooms, a modern bathroom with shower and integrated bath and separate WC. A cellar completes this property. A prime location close to the lively streets and local shops of Place du Nicaragua. A very Parisian district with its unmissable cafés, brunches and gourmet cuisine. Garage 2 cars is available in the building in addition (50K€).

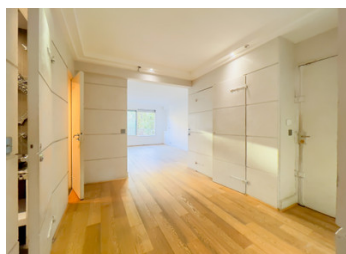
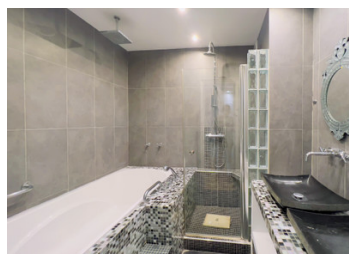


## ENERGY - DPE



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

Area details :

- Apartment No 14 --> 67,80m<sup>2</sup> = 11.799 euros/m<sup>2</sup>  
(Entrance 10,91m<sup>2</sup> ; Living and kitchen 32,69 m<sup>2</sup> ; Bedroom 11,76 m<sup>2</sup> ; Childre Bedroom 6,73 m<sup>2</sup> ; Bathroom 4,48m<sup>2</sup> ; WC 1,23 m<sup>2</sup>)
- Total living space --> 114.55m<sup>2</sup> living area ; 114m<sup>2</sup> Carrez law ; 11.34m<sup>2</sup> Terrace
- Cellar No 23 --> valued at 2.500 € / m<sup>2</sup>
- Freehold --> 532 / 10000
- Secure underground 2 cars Garage (No39) sold separatly and valued at 50,000 €.

Investment corner :

- EPC class D
- Furnished rental potential □ 2075 €/month (Ref. Drihl) □ 3.11% yield
- Ideal flatsharing □ 3 bedrooms possible for an increased income of +17 to 25%

## NOTES

Miscellaneous : Ideally located just 400 m from the rue de Lévis, famous for its daily market, 2 bedrooms overlooking the courtyards, 2.59 m high ceilings, floating parquet and tiled floors, 5th floor out of 10, two flats on this floor, secure residence and building, with a caretaker, pram and bicycle room, reinforced door, fibre optic broadband, collective gas heating (recent boilers), no co-ownership works planned or discussed, service charges €301/month, property tax €1209/year, ideal family residence or rental investment, suitable for people with reduced mobility and professionals without noise pollution, possibility of acquiring a 2-space lock-up in the buildin (50,000 € extra).

Built over 10 floors, this 1958 building is located in the administrative district of Plaine-de-Monceaux and includes 17 apartments. The residence is constructed...