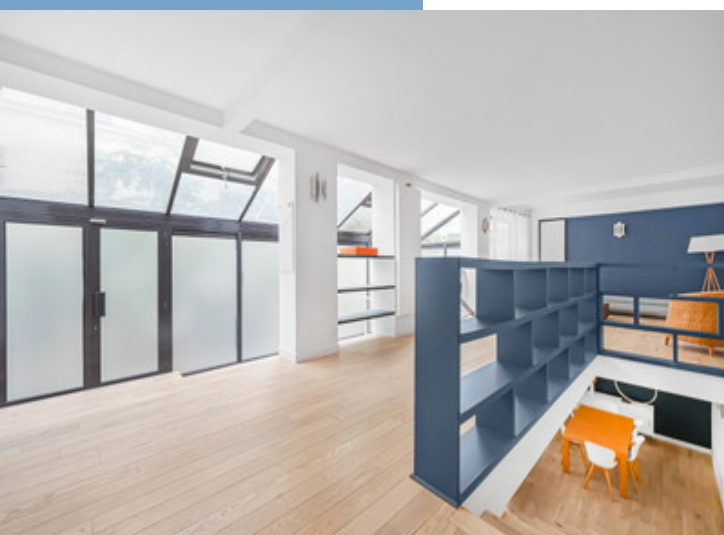




## 750 I 0, 6P (T6) DETACHED HOUSE FOR 205M2 ON THE GROUND FLOOR OF A WOODED COURTYARD IN A 1780 BUILDING

75010, 6P (T6) DETACHED  
HOUSE FOR 205M2 ON  
THE GROUND FLOOR OF  
A WOODED COURTYARD  
IN A 1780 BUILDING...



|                                                                  |                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------|
| PROPERTY FACT FILE                                               |                                                              |
| REFERENCE                                                        | A33303MAG75                                                  |
| PRICE                                                            | € 1,665,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 4                                                            |
| BATHROOM                                                         | 2                                                            |
| ACCOMMODATION                                                    | 225 m²                                                       |
| LAND                                                             | 0 m²                                                         |
| TOWN                                                             | Paris 10e Arrondissement                                     |
| DEPARTMENT                                                       |                                                              |
| LOCATION                                                         | City property                                                |
| TYPE                                                             | Appartement, Family Home                                     |
| CONDITION                                                        | Habitable                                                    |
| FEATURES                                                         | Fiber optic                                                  |
| *Price based on current exchange rate which is subject to change |                                                              |



- Detached house
- Atypical with lots of charm
- Calm
- Very large surface
- 

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PARIS 10e - Métro Poissonnière - 6 Rooms (T6) - 204 m2 - Class E energy label - See 360 visits, and map - Between Square Montholon and Saint Vincent de Paul church. In a beautiful wooded courtyard of a building dating from 1780. A detached house with a floor area of 225 m2. On the first floor, you'll find a beautiful entrance hall with bay

## DESCRIPTION

Energy performance

- 285 E / 61 E --> Final Energy 276 E
- Essential work to upgrade to C --> between €11800 and €17700
- Additional work required to upgrade to A --> between €12,000 and €179,700

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

- Apartment --> Weighting 215.36 m2 = 8730 euros/m2
- Total living space --> 225.98 m2 floor area; 204.74 m2 Carrez.
- Room details: Entrance 10.03 m2; Lounge 39.16 m2; WC: 1.9;
- Corridor 5.39 m2; Bathroom 6.2; Bedroom 1: 9.21m2; Bedroom 2: 9.88 m2 Kitchen 8 m2; Bedroom 3: 10.12 m2; Kitchen / Dining room: 32.63 m2 ; Games room: 17.21 m2 ; Library: 20.6 m2 ; Bathroom: 11.05 m2 ; Toilet: 1.47 m2 ; Laundry: 6.9 m2 ; Office: 11.5 m2 ; Storage room: 8.69 m2 ; Utility room: 2.8 m2

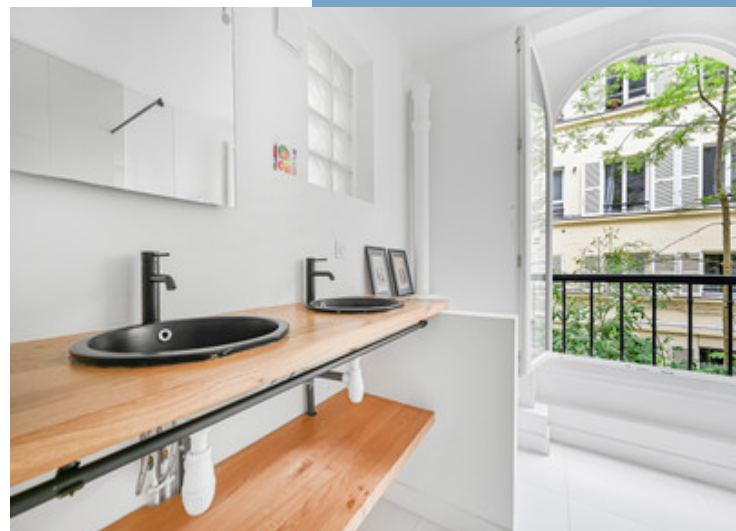
- Furnished rental potential €29 / m2 / month --> €5,937 (ref DRIHL or SeLoger) --> 3.8% projected yield

Features: Ready to move in after tasteful paintwork refreshment, modern, recently fitted kitchen, S/W orientation. Large bay windows overlooking wooded courtyard on ground floor. Loft-like volumes in living room and dining room. Numerous custom-made closets and storage space with integrated sliding doors between 2 of the bedrooms. Like a house, comprising a 51 m2 ground floor, a 41 m2 second floor, a 32 m2 intermediate floor housing the kitchen and dining area, and a vast 80 m2 souplex. Secure building (Vigic + digicode), fiber optic broadband, individual heating, 368 €/month charge including maintenance of common areas + water + 16...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33303MAG75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

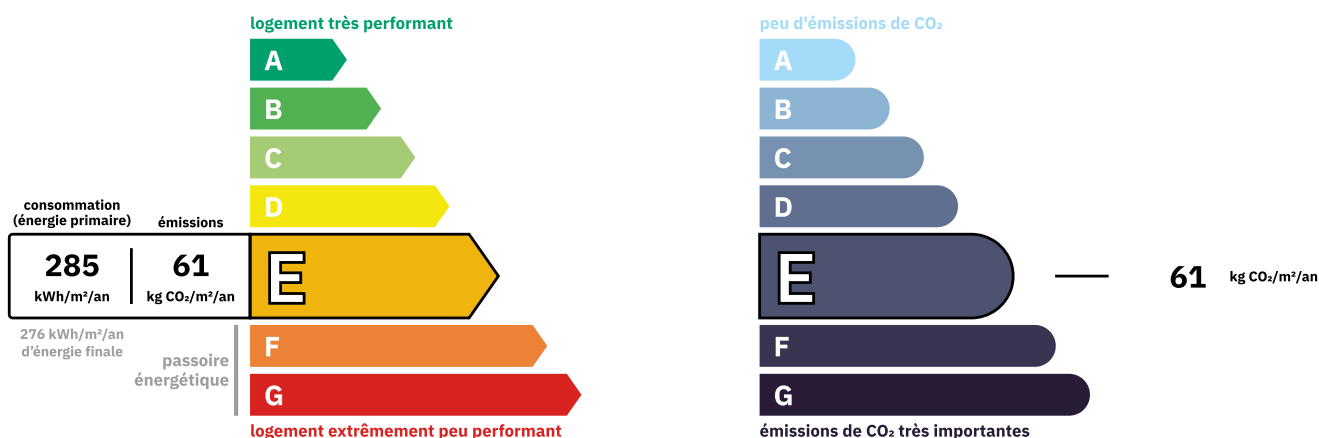


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A33303MAG75

## ENERGIE-DPE



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A33303MAG75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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