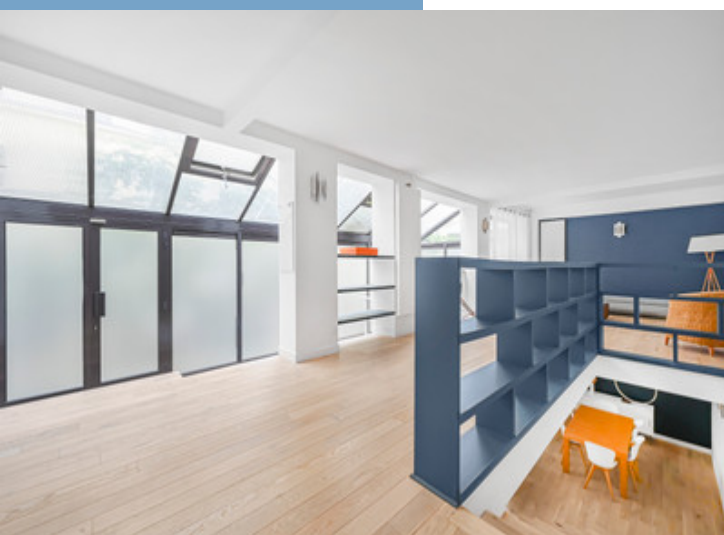
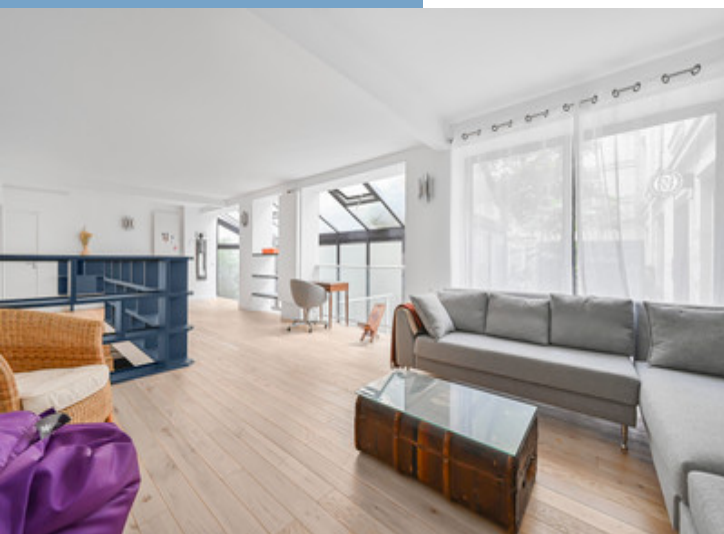




750 I 0, 6P (T6) DETACHED HOUSE FOR 205M2 ON THE GROUND FLOOR OF A WOODED COURTYARD IN A 1780 BUILDING

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 £ 0* *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
-

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

Ref : A33303MAG75

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

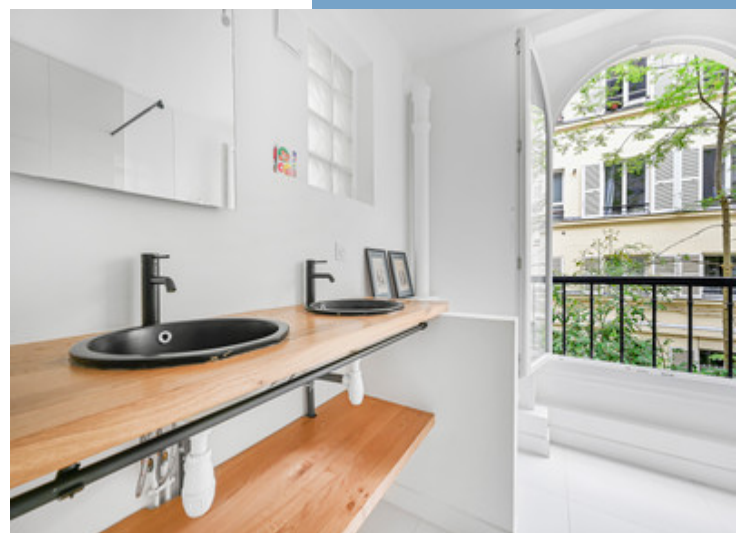
- Furnished rental potential €29 / m2 / month --> €5,937 (ref DRIHL or SeLoger) --> 3.8% projected yield

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



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