

Clichy 92 on the river side (Jean Jaures), 2 bed 77m2 appartement with views of the Eiffel tower & Seine



INFORMATION

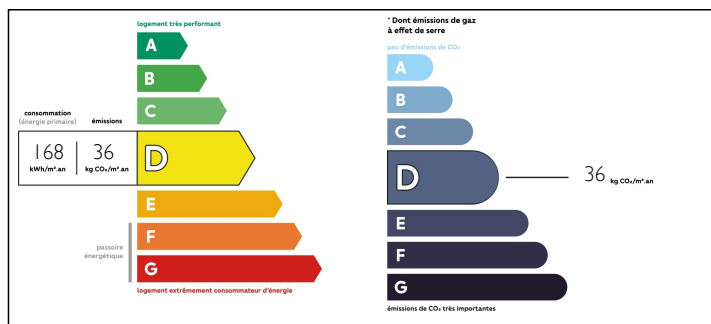
Town:	Clichy
Department:	Hauts-de-Seine
Bed:	3
Bath:	1
Floor:	77.8 m2
Plot Size:	0 m2

IN BRIEF

Clichy, 3 bedroom 77m2 flat ready to move in on the 6th floor with lift of a 70's building with panoramic view between Eiffel Tower and Seine. It comprises an entrance hall with cupboard, a large bright living room, 3 bedrooms, a well-equipped kitchen, a bathroom with double washbasins, separate toilet. A cellar and parking space completes this property. Furnished rental potential of around €2,000/month (ref SeLogger) = 6.15% gross yield (= 5.64% net). Ideal for sharing (4 bedrooms possible) for an increased income of +17 to 25%, i.e. 7% or more. A must see.



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

Built over 10 floors, this 1970 property is located in the district of Pont de Clichy and includes 60 apartments spread over 1 building. The residence is constructed on a plot of 5170m2 located 530m from Maire de Clichy metro station (L13). Self-service bike system 'Velib' nearby.

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

LOCAL TAXES

Taxe foncière: 1271 EUR

NOTES