

Paris 12 | Bel-Air SUD | Modern flat 46 m | T2 | Nice quiet residence near the Bois Vincennes

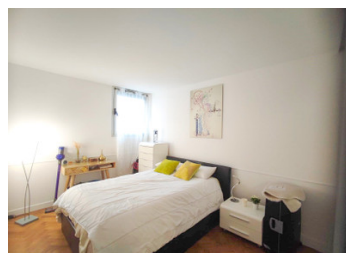


INFORMATION

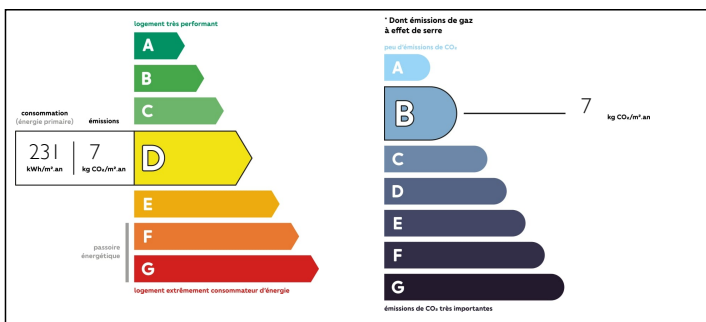
Town:	Paris 12e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	46.35 m2
Plot Size:	0 m2

IN BRIEF

Leggett immobilier international is pleased to offer this modern 46 m² 2-room flat in very good condition in a quiet, secure building overlooking the building's inner courtyard. Situated on the ground floor of the building, the flat is very peaceful with quality materials and a very good layout. It comprises a large living room of over 18 m² with an open-plan fitted kitchen of 6 m², a bedroom with storage of almost 12 m², a shower room and a separate toilet. A cellar completes this property. The flat offers spacious accommodation with high ceilings. The flat is not overlooked and is quiet all year round. The building is new and very well maintained, with a caretaker, digicode, lift and security camera, so there is no work to be done on the co-ownership. With excellent transport links and close to a wide range of shops, the flat is ideally located.



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.



LOCAL TAXES

Taxe foncière: 729 EUR

NOTES

DESCRIPTION

Self-employed professionals are permitted and the flat can also accommodate people with reduced mobility. DPE D with individual electric heating offering good energy efficiency.

The neighbourhood is very pleasant and one of the quietest in the 12th arrondissement, with access to the Bois de Vincennes in around 15 minutes on foot and the coulée verte in 10 minutes. At the foot of line 8's Michel Bizot station and close to line 6's Daumesnil station.

Close to the Place de la Nation, served by lines 1, 2, 6 and 9 of the Paris metro at Nation station, by the RER A station, and by lines 26, 56, 57, 71, 86, 215 and 351 of the RATP bus network, and, at night, by line N11 of the Noctilien bus network. At its centre is the Marianne garden and Le Triomphe de la République by sculptor Jules Dalou. The former Place du Trône-Renversé took on its current name of Place de la Nation on the occasion of the bank holidays on 14 July 1880. The former Place du Trône-Renversé took on its current name of Place de la Nation on the occasion of the bank holidays of 14 July 1880.

Estimated annual service charges: €1,600

Property tax for 2022: 729 euros

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

Co-owned building of 2 units
Provisional annual charges: 1600€

Information about risks to which this property is exposed is available on the Géorisques...