

75005 Gobelins, beautiful 3 room apt (2 beds), 45m2 on the 3rd fl overlooking the courtyard, Haussmannian bldg



## INFORMATION

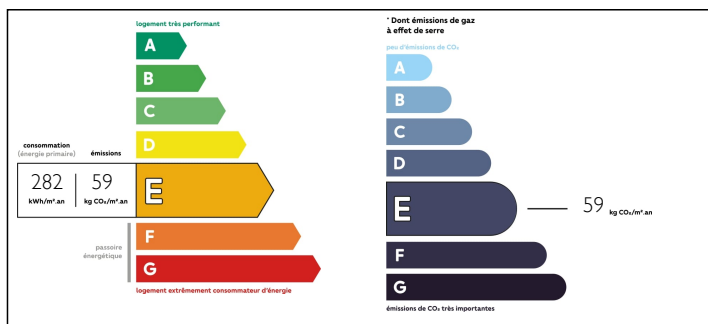
Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	45 m2
Plot Size:	0 m2

## IN BRIEF

PARIS 5th - CENSIER/GOBELINS - 3 Rooms (2 beds) - Energy Labels: E/E - 45m2 (see 360 & floor plan) - Just steps away from Place G. Moustaki and the famous Rue Mouffetard, on the 3rd floor of a secure building dating back to 1916 and equipped with a lift and a caretaker, this charming 45m<sup>2</sup> apartment, bright and southwest-facing, offers a most pleasant living environment. Adorned with moldings and herringbone parquet flooring, this apartment, overlooking the courtyard, ensures peace and serenity. It comprises an entrance opening onto a living room of approximately 16m<sup>2</sup>, a fully equipped American kitchen, separate WC, 2 bedrooms of 12m<sup>2</sup> and 11m<sup>2</sup>, and a bathroom of approximately 4m<sup>2</sup>. The interior, both peaceful and well-appointed, constitutes a true haven of tranquility. Ideally located close to shops and the lively atmosphere of Rue Mouffetard, this Haussmann-style building with 24 apartments is nestled in a picturesque and animated...



## 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

### Energy Performance:

- 282 E / 59 E --> Final Energy 269 E
- Essential work to move to Class C --> between €2500 and €3800

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

- Apartment No 18 --> Weighting 45.03m2 = €13,479 per m2
- Total livable area --> 45.03m2 Habitable; 45.03m2 Carrez

Details of rooms: Living room-kitchen area 15.97 m2; Bedroom 1 12.54 m2; Bedroom 2 11.25 m2; Bathroom 4.26 m2

- Earth cellar No 19 --> 4m2 (2m HSP) valued at €2,000 per m2
- Total share of lots --> 250 / 10,000th of common areas and 265 / 10,000th of the elevator and 1 / 10,000th of meter reading and rental counters

### Investor Information:

- Furnished rental potential €31.7 / m2 / month --> €1,427 (ref DRIHL) --> Projected yield of 2.82%
- Ideal for shared accommodation --> 2 possible bedrooms for an increased income of +17 to 25% --> Projected yield of 3.53%

Features: renovated in 2018 and ready to move in, functional apartment, recent and modern American kitchen, south-west orientation, sunny exposure with large windows overlooking the courtyard and modifiable, volume to be exploited and very well located, 2.50m ceiling height, original features with original 'Point de Hongrie' parquet and ceiling moldings, some closets and storage space, 3rd floor out of 6, 4 apartments on the floor, secure building (Vigic + Intercom/digicode and reinforced door), elevator up to standards, high-speed fiber optic, large stroller and bike room, street parking, individual gas heating (new boiler), voted and planned condominium work...

## LOCAL TAXES

**Taxe foncière: 1021 EUR**

## NOTES