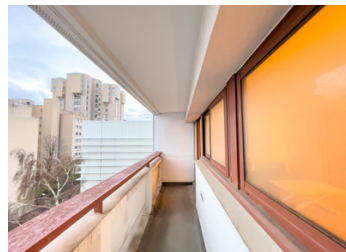
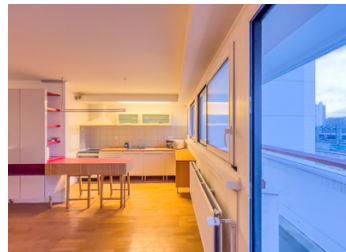


Paris 7501, contemporary loft-style architect-designed apartment, 51 m2, balcony, tall building + rooftop pool



INFORMATION

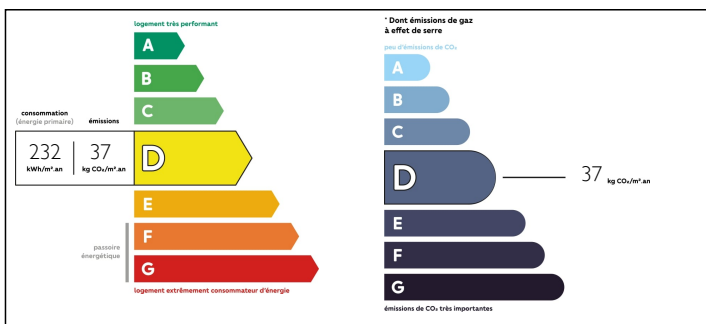
Town:	Paris 15e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	50.86 m2
Outside Space:	5 m2



IN BRIEF

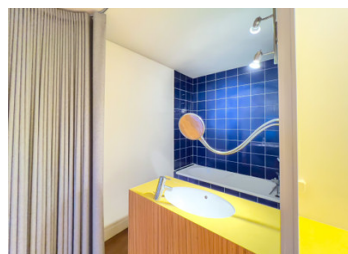
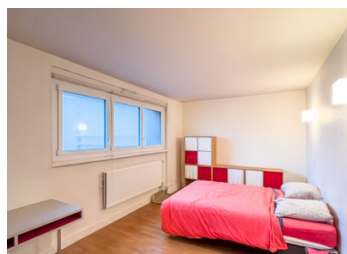
Paris 75005 - Left Bank - 1 bedroom - 50,86m2 + Balcony 5,60m2 - see floor plan and 360° virtual visit - EPC D - Loft-style architect-designed apartment custom-fitted by Olivier Palâtre, winner of several design and architecture awards, on the 3rd floor of this 28-storey building with its rooftop swimming pool-solarium offering panoramic views of most of Paris's monuments, one of the world's most beautiful cities at your feet. At the heart of the Tour Super-Montparnasse, built in 1969 by the renowned Bernard Zehruss, this stylish 70s designed property comprises a welcoming entrance hall with fitted cupboard, a designer open-plan kitchen with a bookcase counter, a multifunctional unit in red laminate and zebrano veneer, a living room with its oiled pine floor, a bathroom and a bedroom with a stage curtain alternately closing off each room for greater privacy. A balcony ideal for an al-fresco aperitif and a cellar...

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

Area details :

- Apartment No 25 --> Weighted area 52.90m² = 7.561 euros/m²

- Total living space --> 50.86m² living area ; 50.54m² Carrez law ; 5.40m² Balcony

Room details : Entrance 3.97 m² ; Living room 21.25 m² ; Bedroom 15.25 m² ; Kitchen 5.45 m² ; Shower rooms 2.91 m² ; WC/laundry room 2.03 m².

- Cellar No 265 --> 3.72m² values at 2,000 euros/m²

- Freehold --> 369 / 100100e

Investment corner :

- Furnished rental potential -- 1.148 euros / month (Ref. Drihl) + service charges --> 4,95% yield

LOCAL TAXES

Taxe habitation: **950 EUR**

NOTES

Miscellaneous : Apartment completely refurbished and ready to move in after a major dusting, paintwork to be refreshed, stylish kitchen and bathroom, S/E facing, balcony for private use (exclusive right of use), 2.50 m high ceilings, numerous built-in cupboards and made-to-measure storage space, 3rd floor out of 28, six flats on this first floor, secure building (caretaker, Vigic + Interphone/digicode and armoured door), modern lift, high speed fibre optic internet, possibility of renting a parking space in the building, collective CPCU heating system (city network system), service charges €350/month including caretaker and 24/7 security + water + central heating + swimming pool, property tax €900/year, ideal for first-time buyers, pied-à-terre or investment, suitable for people with reduced mobility as well as liberal professions.

Built over 28 floors, this 1969 stone build property is located in the administrative district of Saint-Lambert and includes 263 apartments. The residence is constructed...