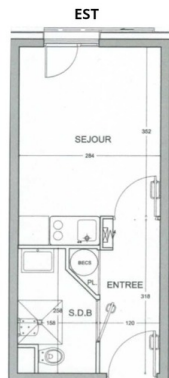


ASNIERES SUR SEINE, aux portes de PARIS,
Rue Pierre Curie
à 300m du RER C "Les Grézillons"



Francis Pedrindelli
capifrance
06 15 73 60 77



Apartment

ASNIERES SUR SEINE (92)

100 000 €*

* Agency fees to be paid by the seller



18 m²



1 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

ASNIERES SUR SEINE, on the outskirts of PARIS, Rue Pierre Curie 300m from the RER C "Les Grézillons", Location no. 1. This studio on the 5th and last floor of a recent residence is an investment in furnished rental managed by a manager, with a commercial lease signed for 9 years and tacitly renewable. It is therefore impossible to occupy it for oneself or to rent it directly. The signatory of the lease pays you a monthly rent of €429 (average rent revalued over 20 years based on the assumption that the IRL changes by only 1% per year), He is responsible for the co-ownership rental charges, rental fees rental / management and inventory, small rental repairs, and possible rental vacancies. Assuming that you have a contribution of €10k for acquisition costs (notary), and that you take out a loan of €100k over 20 years under current financing conditions, your fixed monthly payment is €639 ass. included. So you finance this apartment each with only €210 in savings. And assuming a revaluation of this apartment of only 1% / year, it will be worth €121,000 in 20 years. You will then have finished paying it having paid a total of only €60,000. You therefore become €60,000 richer without any hassle in 20 years, or €3000/year. All furniture is included in the price (value €5,000) The DPE is well classified, far from the energy sieves that will soon be prohibited for rental. Your investment is therefore peaceful. Ideally located in the new district of Asnières, on the banks of the Seine, you get regular rents without risk. Ideal location with 16 educational establishments nearby: Lycée Galilée Conservatoire National des Arts et Métiers (CNAM) Lycée Polyvalent Régional Newton National Institute of Oriental Languages and Civilizations (INALCO) Health and Social Training School Beaujon Hospital Lycée Charles Petiet Private Higher School of Hospitality and Tourism (ESHOTEL) Field studies of Cinematographic Image Techniques (ETTIC) Higher Institute of Mechanics of PARIS Permanent Training Center Lycée Marcel-Cachin Nearby: - All shops (supermarkets, restaurants, bakery, etc.) - RER C - Bus (177, River Piazza 577, 175, 366) - Cultural places (The house of Cultural development, the Gennevilliers theater) The apartment consists of an entrance, a living room with kitchenette and a bathroom with WC. Furniture and equipment are included in the sale price. ATTRACTIONS / COMFORT within the residence: - Gym, - Parking, - Bike room - Laundry, - Wifi, - Reception.

Number of lots in the co-ownership: 230, Average annual amount of the share of charges (projected budget)(EF + caretaker + common areas): €103 or €8 per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Franck PEDRINELLI

**LYON-3EME-
ARRONDISSEMENT
(69003)**

Agent

RSAC : 535 270 557 00015

Courts service city : LYON
3EME ARRONDISSEMENT

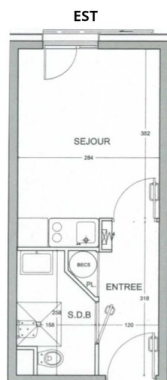
(+33)6 15 73 60 77

LE BIEN EN IMAGES

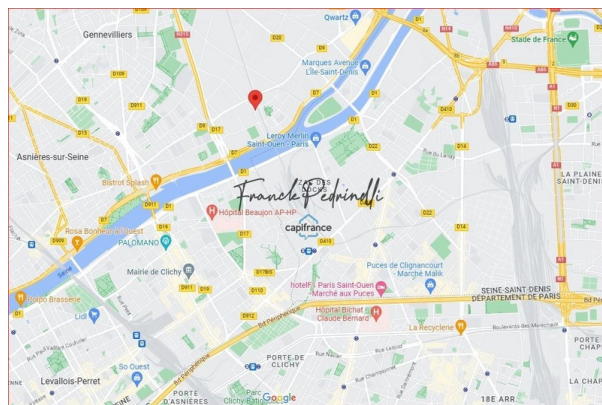
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LE PRINCIPE DU LMNP



DETAILS

GENERAL

Reference 807769

Property type Apartment

Year of construction 2013

Floor number 5

Floors count 5

SURFACES

Living space 18 m²

Surface Carrez Law 18 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 230

Condominium fees 9 €/mois

Share of expenses 103 €

COMPOSITION

Number of rooms 1

Number of bedrooms 1

Toilets count 1

Washrooms 1

DPE/GES

DPE 222

GES 6

APPENDIX

Parking couvert

Parking space 1

Videophone Oui

SERVICES

Elevator Yes

Heater électricité économique

Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle