



Apartment

PARIS 12EME ARR. (75)

1 070 000 €*
* Agency fees to be paid by the seller



97 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

PARIS 12TH DISTRICT T4 apartment of 97.16 m² (Carrez law 93.94 m²), outdoor space of 7.51 m².

- Entrance of 2.53 m²
- Kitchen of 13.02 m²
- WC of 1.34 m²
- Living room of 50.15 m²
- Clearance of 1.99 m²
- Bathroom of 3.65 m²
- Bedroom 1 of 12 m²
- Bedroom 2 of 9.29 m².

Here are the criteria which explain most of this rating:

The share of new households arriving each year represents 5.4% compared to 2.8% on the national average. This accommodation also benefits from a favorable east and west exposure.

Another criterion also plays a role, but to a lesser extent, and attenuates the effects of this first group of criteria: This property benefits from a very good daily living environment, measured by the proximity of the following basic services: supermarket, bakery, butcher, post office, doctor, schools, sports field, restaurant.

You will also find cinemas less than 15 minutes away. The public transport network is particularly well developed in this area, as evidenced by the high proportion of people using public transport.

For February 2024.

- Number of lots in the co-ownership: 10, Average annual amount of the share of charges (projected budget): €4,200 or €350 per month. Fees are the responsibility of the seller.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Joseph BENHENNA

**PARIS-1ER-
ARRONDISSEMENT
(75001)**

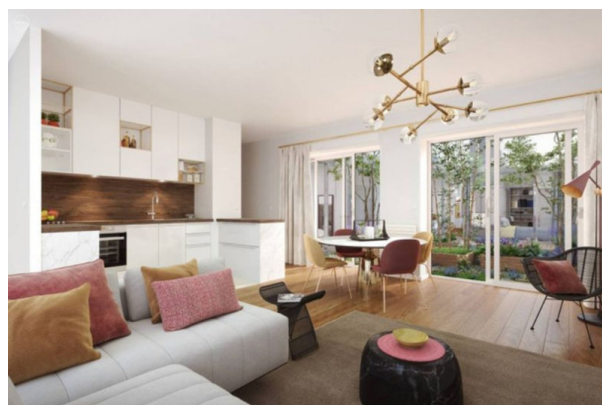
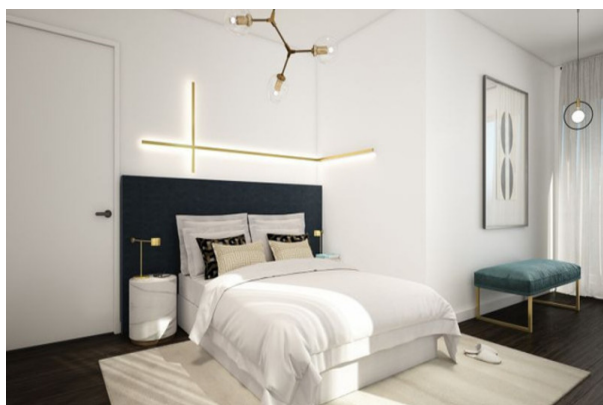
Agent

RSAC : 491 297 826 00027

Courts service city : PARIS

(+33)6 87 31 32 74

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841177
Property type Apartment
Floor number 3
Floors count 5

SURFACES

Living space 97 m²
Surface Carrez Law 94 m²
Living room surface 37 m²

CONDOMINIUM INFORMATION

Condominium property Yes
Condominium lots count 10
Condominium fees 350 €/mois
Share of expenses 4 200 €

COMPOSITION

Number of rooms 4
Number of bedrooms 2
Number of bathrooms 1
Toilets count 2
Washrooms 1

APPENDIX

Cellar 1
Videophone Non

SERVICES

Air conditioning Yes
Elevator Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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SAS au capital de 100.000 euros

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