



Apartment

PARIS 4EME ARR. (75)

1 790 000 €\*

\* Agency fees to be paid by the seller



95 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

PARIS 4TH DISTRICT, T3 apartment - , , , 4th floor, delivery: 1T 2024 Living room/kitchen 51 m2, Bedroom 1/17.60 m2 Bedroom 2/ 21 m2, Bathroom/3.10 m2, Toilet 2.30 m2 Living space 95.10 Near Place de la Bastille was the subject of numerous development projects. Napoleon planned to build a fountain in its center topped with an elephant carrying a howdah. Its creation was called into question by the fall of the emperor to give way a few years later to the July Column, commemorating the overthrow of the Monarchy of Charles X during the Three Glorious Years. The column, measuring more than 50 meters in height, is topped by a gilded bronze sculpture: "the genius of Liberty", commonly known as "the angel of the Bastille". This property benefits from reasonable but not total access to daily living environments, 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 share of executives in assets in this area (61% compared to 24% nationally) reflects a rather affluent environment. The public transport network is particularly well developed in this area, as evidenced by the high proportion of people using public transport. Delivered 4TR 2024 Number of lots in the co-ownership: 16, Average annual amount of the share of charges (projected budget): €5,400 or €450 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](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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 845348

Property type ..... Apartment

Floor number ..... 3

### SURFACES

Living space ..... 95 m²

Surface Carrez Law ..... 95 m²

Living room surface ..... 51 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 16

Condominium fees ..... 450 €/mois

Share of expenses ..... 5 400 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

### APPENDIX

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Elevator ..... Yes

Interpcom ..... Yes



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