

329 000 €

Contact agency

Riviera Foncier

22 Boulevard Maréchal Leclerc

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For sale apartment

2 rooms

Surface : 33 m²

Exposition : Est

View : Panorama urbain

Hot water : Individuelle électrique

Inner condition : to renovate

Standing : bourgeois

Building condition : GOOD

Features :

lift, gated

1 bedroom

1 shower

1 WC

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : E

Document non contractuel

13/06/2025 - Prix T.T.C



Apartment 430 Paris

Unobstructed view of Nation – Top floor with elevator – Paris 12th Located on Boulevard de Picpus in the 12th arrondissement of Paris, on the top floor of a beautiful Haussmannian building with elevator, this 33 m² apartment offers an unobstructed view of Nation and beautiful natural light. The apartment features an entrance hall leading to a bedroom, a living room, a separate, equipped kitchen, a bathroom, and a separate toilet. It also benefits from a cellar in the basement. Some renovation work is required: replacement of the skylights (Velux), renovation of the bathroom, and minor modernization of the entire apartment. The apartment remains healthy and functional. The building is in excellent condition: Roof completely redone Haussmannian facade restored around 15 years ago The property is currently rented to an existing tenant until August 25, 2027, which constitutes a secure rental investment opportunity. The monthly rent is €1,120, including: – €1,070 rent excluding charges – €50 of provisions for recoverable charges Please note: the owner pays approximately €120 in monthly condominium charges. Ideal location: Metro entrance (line 6) located at the foot of the building A few minutes walk or by metro: Nation with RER A and lines 1, 2 and 6 Lively and sought-after neighborhood with pharmacies, medical practices, shops, schools and green spaces nearby A great opportunity on the top floor with elevator, in a perfectly maintained character building, in the heart of the 12th arrondissement.

