

235 000 €

Contact agency

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For sale apartment

1 room

Surface : 23 m²

Exposition : Sud

View : Dégagée

Hot water : Individuelle

Inner condition : to renovate

Standing : residential

Building condition : GOOD

Features :

CALM, armored door, residential,  
CARETAKER

Energy class (dpe) : G

Emission of greenhouse gases (ges) : D

Document non contractuel

22/05/2025 - Prix T.T.C



## Apartment 89 Paris

Bright studio to renovate – Paris 20th/11th, Ménilmontant For sale, 23.49 m² Carrez law studio, located on the edge between the 20th and 11th arrondissements of Paris, just a one-minute walk from the Ménilmontant metro (line 2). Located on the 4th floor without elevator, this property benefits from a southern exposure, offering beautiful light. It has a small balcony of 2 m² (without separation), lively and dynamic area. The apartment includes a separate shower room, separate toilet, as well as a cellar on level -1. Residence with caretaker. To renovate. This property has great potential in a sought-after area. DPE classified G. Property tax: €375 Monthly charges: €71 (individual heating, hot water via tank) Selling price: €242,000 (including €12,000 agency fees, or 4.96%, payable by the purchaser) Ideal for a first purchase or a rental investment. To visit without delay!

Fees and charges :

235 000 € agency fees 4,26% à the responsibility of the buyer included

