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| |  |  | | --- | --- | | **Phone** | **: +33 (0)5 53 07 06 27** | | **Email** | **: info@pioneerfrance.com** | | **Web** | **: www.PioneerFrance.com** |     **Domaine Le Ruisseau , 24580, Fleurac, Dordogne** |  |

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| **THE DORDOGNE'S LEADING QUALITY PROPERTY AGENCY** |

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| **REFERENCE**  **PF90305** | **PRICE (inc.agency comm)**  **780,000 €** | **LOCATION**  **PARIS – 14th** | **TYPE**  **Apartment** | **LAND AREA**  **m2** |

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| ***PARIS - 14TH ARRONDISSEMENT - TOP FLOOR APARTMENT WITH A SUPERB TERRACE AND VIEWS OVERLOOKING THE PARK MONTSOURIS. PF90305*** |

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***A RARE FIND – a lovely apartment requiring full internal refurbishment on the top floor of a desirable block with a lift. Superb views from its large terrace overlooking the 15H Montsouri Park in the sought-after 14th district. With 56sqm of living space, a 12sqm terrace and a 6sqm storage cave, the apartment is currently configured as a very large one-bedroom property but could be renovated as preferred. PF90305*PROPERTY DESCRIPTION** ( **Ref** : **PF90305**)

**PARIS - 14th ARRONDISSEMENT - TOP FLOOR APARTMENT WITH A SUPERB TERRACE AND VIEWS OVERLOOKING THE PARK MONTSOURIS. PF90305**

A RARE FIND – a lovely apartment requiring full internal refurbishment on the top floor of a desirable block with a lift, with superb views from its large terrace overlooking the 15-hectare Montsouri Park in the sought-after 14th district.

With 56sqm of habitable area, a 12sqm terrace and a 6sqm storage cave, the apartment is currently configured as a very large one-bedroom property but could be renovated and adapted to the new owner’s requirements. PF90305

In the same ownership for many years, the apartment is a rare find into which a new owner can place their own layout and taste.

DPE F/F

**Apartment: Current Configuration:**

* Entrance Hall 3.20sqm with storage space
* Guest WC
* Kitchen 6.70sqm with sliding windows
* Very large 24.50sqm living room full height sliding glass doors on to the superb TERRACE of 12.78sqm overlooking the Park.
* Double bedroom 12.0sqm with cupboards
* Bathroom 4.80sqm
* Circa 3.50sqm of corridor and storage space
* There is also 6qm basement storage facility.

**Main building**

The main building was constructed in 1954 and is in good condition, the façade was refurbished around ten years ago.

The hot-water and fully-underfloor heating is communal, supplied by the Paris district heating system, which benefits from 50% renewable and recovered energy. The underfloor heating in the apartment needs to be fully updated.

There is a passenger lift to all floors.

**Charges:**

* Service Charges 22/23: €3108, including €1000 for the central hot water and heating.
* Tax Fonciere: €900

**General**

* The 14th arrondissement is a beautiful area of Paris, including a number of parks and cultural attractions, superb restaurants and shopping, and with very good transport links.

**PF90305**

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| **KEY DETAILS ( Ref** . : **PF90305**) **:** |

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| **Total living space : 56 Sqm**  **Land area : Sqm**  **Heating : Electric central heating**  **Energy Efficiency :** | **Nearest town : PARIS**  **Nearest commerce : EASY WALK**  **Nearest autoroute :**  **Nearest airport : ORLY & DE GAULLE** |

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| **PIONEER FRANCE CAN  ASSIST YOU WITH :**  **€ Foreign Currency Exchange the best rates : the best service**  **€ Mortgage and Loan Facilities pre-qualified, top lenders**  **€ Your Total purchase process a dedicated, fixed fee, total service from  initial offer through to post-completion**  Call us or see our website **www.PioneerFrance.com** | **PROPERTY LOCATION MAP** : |