



Paris 75014

• 3 Rue Severo

• 575,000 €



64.7m²



2



1



1



elevator

If you want to live like a Parisian, this is the apartment you're looking for.

Located in the 14th arrondissement of Paris, where real Parisians call home. The apartment boasts a view of Place Gilbert Perroy, the Square de l'Aspirant Dunand and the adjacent Square Ferdinand Brunot from its balcony. Situated on the second floor of a lovely Pierre-de-Taille (post Haussmannian) building with a lift. The adjacent avenue du Maine is tree-lined and teeming with shops and amenities, and the apartment sits between two Métro lines (#4 and #13) as well as Proximity to the RER B at Denfert-Rochereau making it easy to get to Charles de Gaulle or Orly airports.

Comprising of an entry hall, one bedroom to the left (can be a living room or office), adorned with traditional molding, fireplace, and balcony with lovely views. To the right is a living room/dining room and open kitchen, the primary bedroom with built-in closets, bathroom (shower), and separate WC. Including a cave (cellar storage) and bike storage. 62.07 m2 loi CARREZ.



Zerina SERULLE EI

06.16.35.39.34

Zerina@AdrianLeeds.com

RSAC 917527152

* Les honoraires sont à la charge des vendeurs/Commission paid by the Seller(s)

Adrian Leeds Group SARL au capital de 5 000 Euros

R.C.S. Paris 894 482 819 | Numéro de TVA intracommunautaire: FR 20894482819

Carte Professionnelle : CPI 9501 2021 000 000 039, Délivrée par : CCI Ile de France le 01/06/2021

LOCALIZATION

Country: France
 City: Paris 75014
 Sector: Le quartier de Plaisance
 Exposition: West / North
 Floor: Second / 2nd (American 3rd floor)
 Total floors 6

FINANCIAL

Price: 575,000 €
 Charges / Mo: 167.97/mo € (2,015.64 € /year)
 Tax Foncier: 1,139 € /yr

INTEREOR

Nº Pieces: 3
 Nº Bedrooms: 2
 Nº Bathrooms 1 (shower)
 Nº W/C: 1
 Cave: one cave - #2
 Kitchen: Refrigerator, gas cooktop, & oven
 Heating: Gas collective
 Measurement: 64.7m2 (696 sq ft)
 62.07 loi carrez (668 sq ft)
 Ceiling: 2.8M (9 feet)

AMENITIES

Elevator: YES
 Gardien: NO
 Cave: YES
 Parking: NO
 Bicycle Storage: YES

PIECES

Parties de l'immobilier à décrire	Superficie privative en m ² Loi Carrez	Surface au sol	Lot
Chambre - Chambre 1	11,70	11,7	
Chambre - Chambre 2	11,1	11,1	
Chambre - Cuisine	9,15	9,15	
Chambre - Salle de bain	5,7	5,7	
Chambre - Séjour	17,60	17,60	
Chambre - Salle de bain	4,70	4,70	
Chambre - WC	1,6	1,6	
Chambre - Balcon	0	0,01	

Superficie privative en m² du ou des lot(s) :

Surface loi Carrez totale: 62,07 m² (soixante-deux mètres carrés zéro sept)
 Surface au sol totale: 64,70 m² (soixante-quatre mètres carrés soixante-dix)

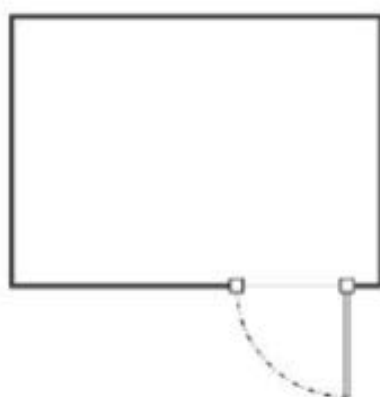
COPROPRIETE

Copropriété de: 17 lots
 Tantièmes: Apartment lot #5 (75/1017)
 cave #2
 No procedures coming
 Charges annually: 2,015.64 /year





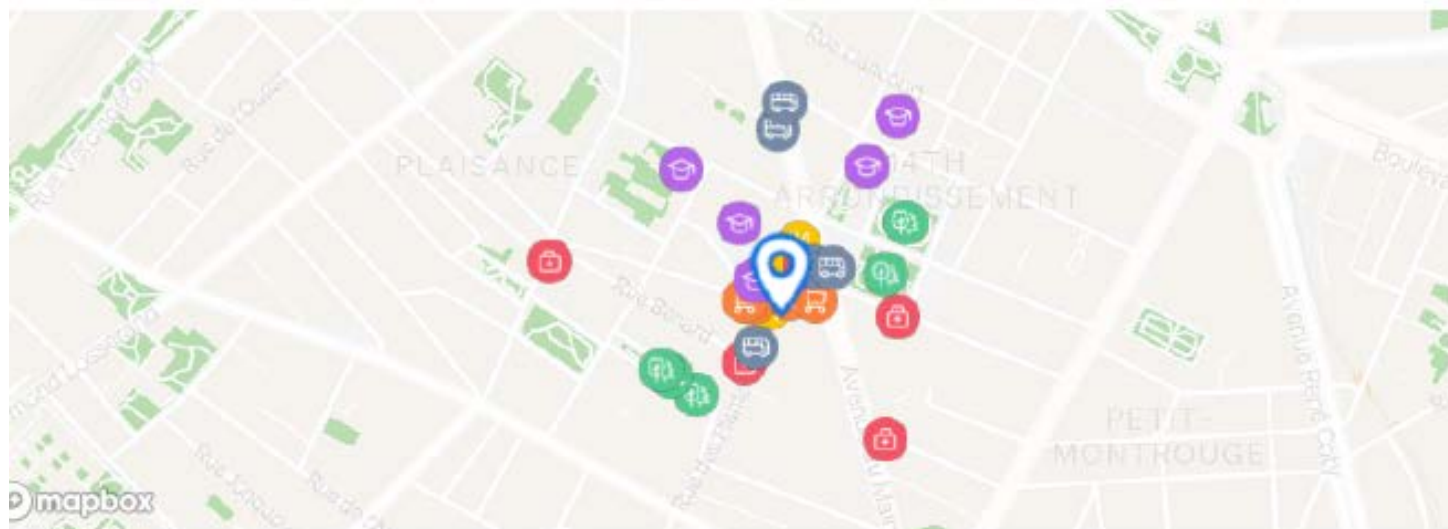
Zème Etage



Sous-sol CAVE

POINTS D'INTÉRÊT

Points d'intérêt à 3 Rue Severo, Paris, France



Restaurants et Bars

Le Severo	0min
Le Petit Baigneur	1min
Piacere	1min
Le Saut du Crapaud	1min
Au P'tit Zinc	1min

Écoles

Family Sphere	1min
École Élémentaire Severo	2min
Lycée professionnel Erik Satie	4min
École maternelle Maurice Ripoche	4min
Lycée polyvalent privé Catherine Labouré	5min

Transport

Mairie du 14e Arrondissement	1min
Rue Benard	2min
Mairie du 14e Arrondissement	2min
Château - Mairie du 14e	4min
Château - Mairie du 14e	4min

Épicerie

Eudes	1min
Carrefour Express	1min
Boucherie Limousine	1min
Boucherie Sablière	2min
Fruiter du Maine	2min

Pharmacies

Pharmacie de l'Europe	1min
Pharmacie des Plantes	3min
Pharmacie de la Mairie	4min
Pharmacie Homéopathique Maine Vally	5min
Pharmacie Didot-Pernety	6min

Nature

Square de l'Aspirant Dunand	4min
Square Ferdinand Brunot	4min
Square Jules-Durand	5min
Square Jules-Durand	5min
Square Jules-Durand	5min

NOTES: