

PARIS 75011 | 81 RUE SEDAINÉ • VILLAGE POPINCOURT | €450,000



35.85 m² | 1 bed | 1 bath | 1 WC | 2nd Floor (without elevator)

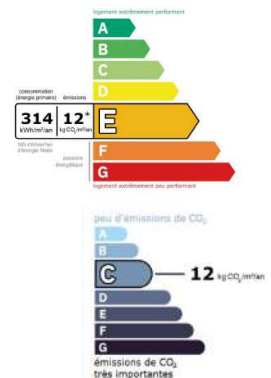
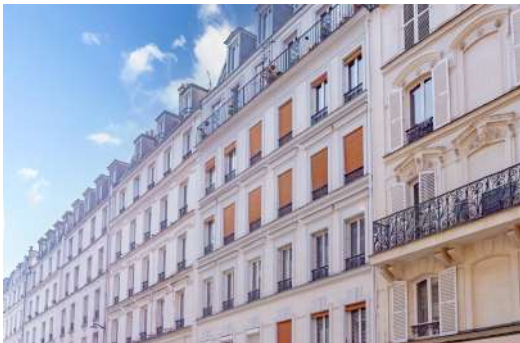
Behind the façade of a classic Haussmannian building in the 11th arrondissement lies a home completely reimagined for modern living.

Filled with natural light, this recently renovated one-bedroom apartment has been thoughtfully designed down to every detail, with premium finishes like double-glazed windows and acoustic hardwood flooring. Built-in storage solutions—including an ingenious fold-away workstation—create exceptional livability for the space.

The contemporary kitchen is a cook's dream with a four-burner cooktop, combo microwave/convection oven, and dishwasher. The spacious bedroom with a large, mirrored closet—rare in Paris—is yet one more reason to love this home.

Completing the picture: a well-lit bathroom featuring a roomy Italian shower, and separate WC with dedicated mini sink. *Includes a generous private cave.*

Located in the "Village Popincourt" district, the apartment is nearby to independent artisans, notable restaurants, and the specialty shops that give this neighborhood its unmistakable energy.



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Les honoraires sont à la charge des acquereur | Commission paid by the buyer(s)

Adrian Leeds Group SARL au capital de 5 000 Euros
R.C.S. Pontoise 894 482 819 | Numéro de TVA intracommunautaire: FR 20894482819
Activité de transactions et de gestion sur immeubles et fonds de commerce (ne peut recevoir aucun fonds, effet ou valeurs) :
carte numéro CPI 9501 2021 000 000 039 délivrée la CCI de Paris Ile-de-France valable jusqu'au 07/12/2028.
RCP : MMA IARD Assurances Mutuelles / MMA IARD - 14 Boulevard Marie et Alexandre Oyon - 72030 LE MANS CEDEX 9

LOCALIZATION

Country: France
City: Paris 75011
Sector: Village Popincourt
Exposition: Southeast (main living spaces)
Floor: 2nd Floor
Total Floors: 6

AMENITIES

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

FINANCIALS

Price: €450,000
Taxe Foncière: €625/year
Taxe d'Habitation: N/A (was a primary residence)

INTERIOR

Total Rooms: 2
Bedrooms: 1
Bathrooms: 1
Toilets: 1
Kitchen: Electric 4-burner cooktop, combo microwave/convention oven, dishwasher, full-size refrigerator, washer/dryer hook-up
Heating: Electric/individual
Surface: 35.85 m2 loi Carrez (approx. 385 sq. ft.)
Ceiling: 2.56m (approx. 8.4 ft.)

COPROPRIETE

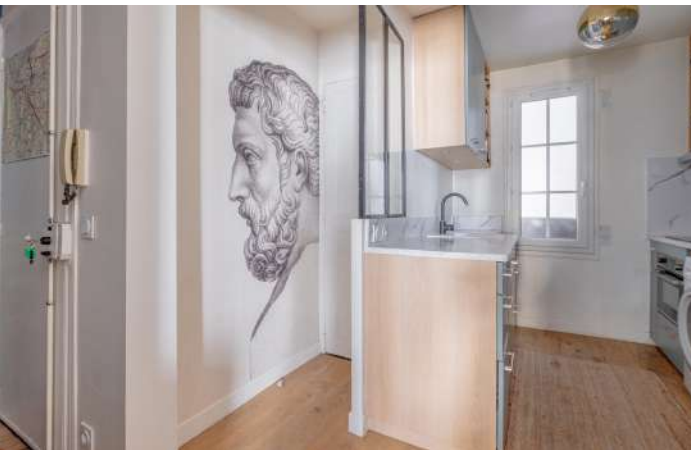
of units: 27 lots (12 habitation)
Tantièmes*: Apartment lot #19 (76/1,000)
Planned Works: NO
Annual Charges: €1,325.92/ yr. (€331.48 qtr. €110.49/mo.)

*Shares

ROOMS

Parties de l'immeuble bâtis, visitées	Superficie privative au sens Carrez
2ème étage - Entrée + placard	2,19
2ème étage - Dégagement	1,18
2ème étage - Wc	0,99
2ème étage - Cuisine	6,03
2ème étage - Salle d'eau + placard	3,58
2ème étage - Séjour + placard	13,87
2ème étage - Coin nuit + placard	8,01

Surface loi Carrez totale : 35,85 m² (trente-cinq mètres carrés quatre-vingt-cinq)
Autres surfaces totale : 0,00 m² (zéro mètres carrés)



LIGHT, LAYOUT & ATMOSPHERE

- **Bright & Quiet:** Sunlit living space with a peaceful atmosphere; natural light everywhere!
- **Cross-Ventilation (*Appartement Traversant*):** Windows (double-glazed) on both street and courtyard allow for air circulation throughout the home
- **Easy Access:** Located on the 2nd floor with short, low-rise stairs for an easy daily climb
- **Private:** Only two apartments per floor

HIGH-END RENOVATIONS & CLEVER DESIGN

- **Recent renovations:** Built-in kitchen / WC / bathroom/ all closets and floors (2020)
- **Acoustic Hardwood Floors:** Installed with high-grade foam soundproofing underneath (great for workouts without disturbing neighbors)
- **Atelier Glasswork:** Elegant glass wall/partition in the kitchen adds charm and light flow
- **Clever Work-From-Home Solution:** Custom fold-away workstation in the living room hidden behind a 19th-century barn door—maximizing living space when off the clock

CHEF-FRIENDLY KITCHEN

- **Thoughtfully Designed for Cooking; Well-Laid Out:** Ample countertop prep space, 4-burner stovetop, excellent combo microwave/convection oven, dishwasher, full-sized refrigerator/freezer
- **Smart Storage:** Includes a built-in pull-out spice drawer next to the stove

BATHROOM & WC FEATURES

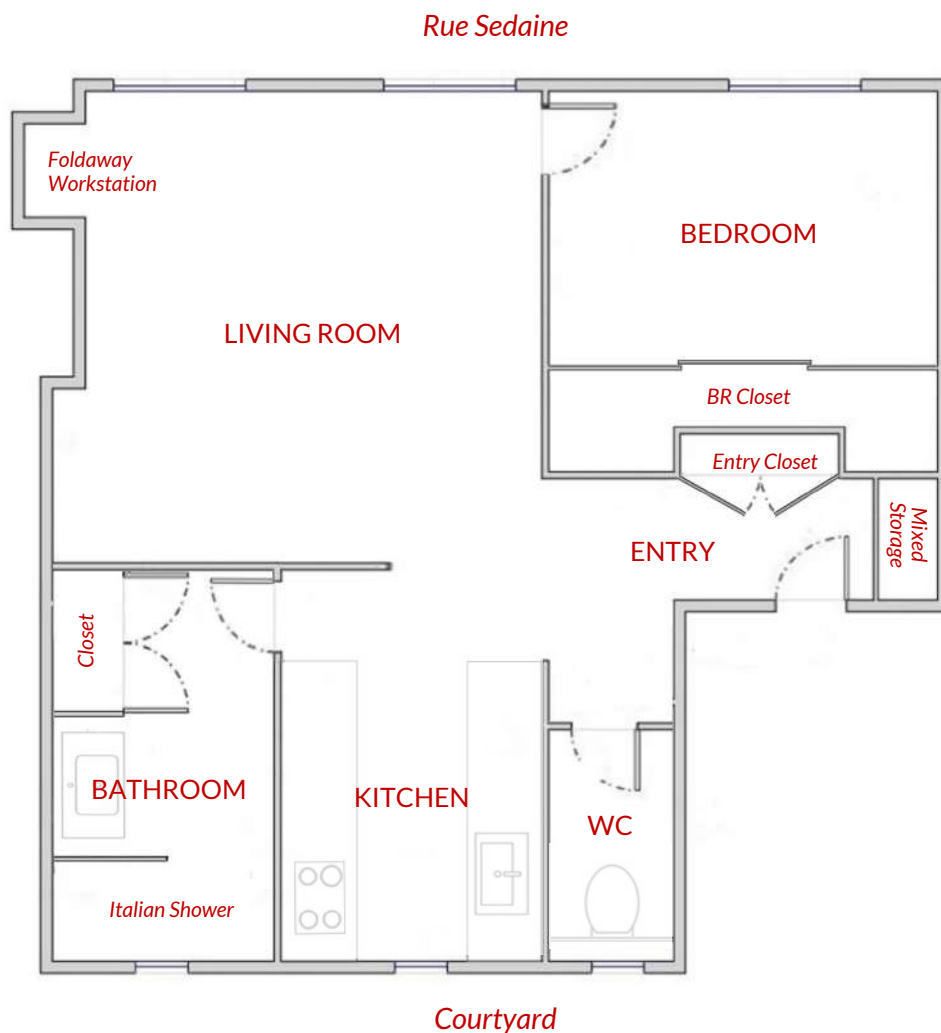
- **Separate WC:** Includes a dedicated mini sink for handwashing
- **Spacious, Well-lit Bathroom:** Features a floor-to-ceiling mirror, useful and opens the space
- **Discreet Pet Integration:** Built-in cat litter station hidden inside the main bathroom cabinet, complete with a discreet kitty door

STORAGE SOLUTIONS

- **Entryway:** Mirrored coat closet equipped with a built-in shoe rack
- **Primary Bedroom:** Custom mirrored wardrobe renovated to maximize storage, featuring 3 hanging racks alongside built-in drawers and shelving
- **Generous Cave (Storage Cellar):** Good capacity with a raised floating floor; easily accommodates bicycle, several large suitcases, shelving, and storage containers

COMMUNITY

- **Friendly Copropriété:** Nice atmosphere among co-owners; communicative / hands-on



LOCAL TRANSPORT

Voltaire		180m
Richard-Lenoir		460m
Rue Saint-Maur		650m
Chemin Vert		720m
Père Lachaise		790m
Bastille		70m
Voltaire – Léon Blum		180m
Popincourt		

