



## Studio Leaseback Apartment For Sale In Paris



### Информация об агенте

Название:	Niall Madden
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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 70,402.7

### Местоположение

Страна:	Франция
Адрес:	Rue du Capitaine Alfred Dreyfus
Почтовый индекс:	94140
Добавлено:	03.05.2024

Описание:

Studio Leaseback Apartment For Sale In Paris France

Esales Property ID: es5554125

Property Location

2 RUE DU CAPITAINE DREFUS

94140 ALFORTVILLE

Paris

France

Property Details

Secure Your Future with a Parisian Pied-à-Terre: Leaseback Studio in Appart City Paris Alfortville



Own a piece of Parisian charm with guaranteed returns. This immaculate studio apartment in Appart City Paris Alfortville offers the perfect blend of comfort, convenience, and a steady monthly income. Nestled on the vibrant fourth floor, this light-filled haven boasts captivating river views, making it an ideal investment opportunity or a pied-à-terre for your Parisian adventures.

### A Compact Oasis in the City of Lights:

Step inside the inviting 23.3-square-meter studio and discover a well-designed space that maximizes functionality. The living area seamlessly transitions into a kitchenette, creating a cozy and efficient environment. Prepare light meals or enjoy takeaways in this cleverly designed space. The modern bathroom with a WC ensures ultimate convenience.

### Unwind with Breathtaking River Vistas:

Open the balcony doors and step onto your private 7.65-square-meter terrace. Breathe in the fresh Parisian air and soak in the mesmerizing river views. Imagine starting your day with a cup of coffee on your balcony, watching the Seine sparkle in the morning light, or unwinding in the evening with a glass of wine as the city lights come alive.

### The Benefits of Leaseback Ownership:

This studio apartment offers the unique advantage of being a leaseback property. Currently managed by the reputable Regie Immobiliere Fiducia, the apartment generates a stable monthly income of €600. This ensures a return on your investment from the very beginning, making it an attractive proposition for both seasoned investors and those seeking to enter the Parisian property market.

### Peace of Mind with Professional Management:

The peace of mind that comes with professional management is invaluable. Regie Immobiliere Fiducia handles all aspects of tenant relations, maintenance, and rent collection, allowing you to enjoy the benefits of ownership without the hassle.

### Alfortville: A Parisian Gem Awaits:

Situated in the vibrant district of Alfortville, this studio offers easy access to all that Paris has to offer. Explore the charming streets lined with cafes and shops, delve into the rich history of the area, or simply stroll along the Seine and soak up the Parisian atmosphere. The excellent public transportation network connects you to all corners of the city, ensuring you're never far from the heart of the action.

### Why Choose This Leaseback Studio:

- \* Guaranteed monthly income of €600: Enjoy a steady return on your investment from day one.
- \* Professional management by Regie Immobiliere Fiducia: Benefit from peace of mind with expert property management.



- \* Prime location in Alfortville: Live in a vibrant Parisian neighborhood with excellent access to the city.
- \* Modern and efficient living space: The well-designed studio maximizes comfort and functionality.
- \* Breathtaking river views: Unwind on your private balcony and soak in the Parisian panorama.

This leaseback studio in Appart City Paris Alfortville presents a unique opportunity to own a piece of Paris while securing a steady income stream. Whether you're a seasoned investor seeking to expand your portfolio or a dreamer yearning for a Parisian pied-à-terre, this studio offers the perfect blend of comfort, convenience, and financial security. Contact us today to schedule a viewing and take the first step towards realizing your Parisian dream!

## ABOUT THE AREA

Paris? This is a world! Each of its neighborhoods is explored as a country, from Montmartre the villager to the Latin Quarter and the cradle of the Ile de la Cité. And every stone tells us about art, from the centuries-old Louvre Museum to the futuristic Louis Vuitton Foundation. Because Paris is a permanent holiday for culture, including gastronomy. Coming to Paris is a taste of the Parisian way of life. You can start your breakfast with a delicious hot baguette and butter croissants, before wearing Repetto ballerinas for a round of haute couture shopping on Avenue Montaigne, or Saint-Ouen flea dealers. In the afternoon, an obligatory break at the Café de Flore, the capital of all literary Paris. In the evening, we take out our Louboutin pumps to listen to an opera in the modern setting of the Bastille Opera or under the ors of the Opera Garnier. You can also go to the Moulin Rouge or the Lido to applaud the dancers of the new French Cancan. Then all that remains is to return to one of these furiously Parisian hotels, like the Paxton.

Not many cities can rival Paris in the culture stakes. Its hundreds upon hundreds of museums, monuments, and gardens mean no two trips here are the same. Come face-to-face with that iconic Mona Lisa smile at the Louvre. Kick back in the Champ de Mars park after dark to watch the Eiffel Tower sparkle. Or, dip into bohemian Montmartre to shop for art, sip coffee at an outdoor café, and catch a cabaret show at the Moulin Rouge.

## Getting around town

For a city so big on sights, Paris is surprisingly compact. You can actually walk from the western outskirts to the east in just a couple of hours on a Paris city break. A good starting point for a – slightly shorter – stroll is the Arc de Triomphe. From here, you can wander all the way along the Champs Élysées, past the Tuileries Gardens and the Louvre Museum, all while sticking to the same pedestrianised avenue. Alternatively, hop-on-hop-off boats glide along the Seine. And, Vélib' bike stations on every corner make it easy to whizz around on two wheels.

## Year-round festivals

All throughout the year, Paris' calendar of events is full to the brim. Bastille Day is the big one. On this date in July, there's a parade along the Champs Élysées and fireworks at the Eiffel Tower, to celebrate France's independence. For the Nuit des Musées, in May, the museums stay open all night and let visitors in for free. Then there's the June Fête de la Musique, when tunes from free, open-air concerts echo



through the streets.

## MAiN FEATURES:

- \* 24m<sup>2</sup> of living space
- \* 1 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in pairs France fast online

## Общие

Ванные комнаты: 1  
Готовые кв.м.: 24 кв м

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: [https://www.youtube.com/embed/8c7RoloSaAg?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/8c7RoloSaAg?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

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