

PARIS MAC IMMO

MARKET PRICING | MORTGAGE RATES | RENTING YOUR PROPERTY

CURRENT LISTINGS

Rue des Gravilliers, 75003
One bedroom, 64m2
First floor, no elevator
695 000€

PENDING SALES

Rue de Saussure, 75017
One bedroom, 35m2
Third floor, no elevator

Rue Edgar Poe, 75019
Studio, 13m2
Third floor, no elevator

LONG TERM RENTAL

Rue de Verneuil, 75007
One bedroom, 39m2
1 450€, plus utilities

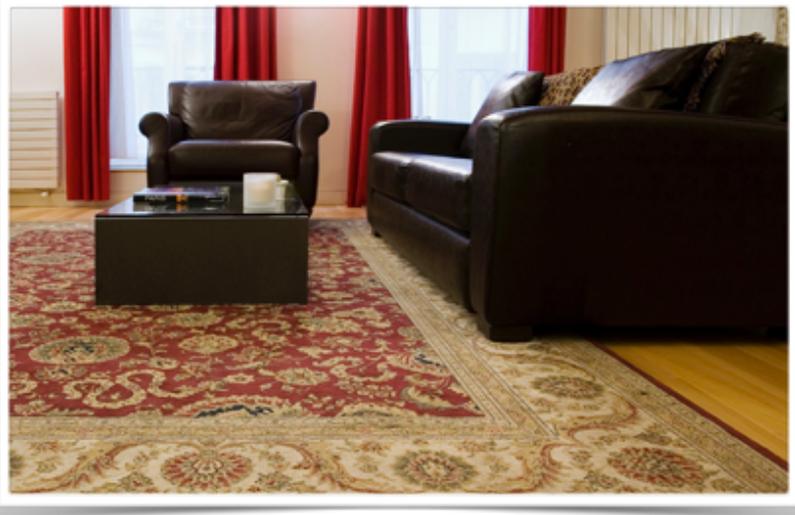
If you are interested to sell or renovate your property, please contact me on how I can be of assistance.

CONTACT

Paris Mac Immo / IDIMMO



www.parismacimmo.com
yolanda@parismacimmo.com
06 75 08 55 26



MARKET PRICING

The fourth quarter pricing for 2015 was released earlier this year and the average price per square meter in Paris decreased less than **0,5%** from the previous quarter. The average price per square meter for Paris was **7 980€** as compared to **8 020€** for the third quarter of 2015, representing a decrease from the previous quarter but an increase from the previous year of just under **0,5%**. The district which experienced the greatest increase was the 20th arrondissement, encompassing the areas of Gambetta, Père Lachaise and Belleville.

4TH QTR 2015 PROPERTY FIGURES

1ST	€10660	-3,0 %	11TH	€8100	+0,8%
2ND	€9330	-1,8 %	12TH	€7590	+0,1%
3RD	€9830	+0,7%	13TH	€7460	+1,8%
4TH	€10910	-1,0 %	14TH	€8360	+0,7%
5TH	€10330	+1,9%	15TH	€8400	-1,0 %
6TH	€11320	-2,2 %	16TH	€8680	-0,8 %
7TH	€10870	-3,7 %	17TH	€8200	-2,7 %
8TH	€10010	+3,2%	18TH	€7200	-2,0 %
9TH	€8660	-1,0 %	19TH	€6530	+0,2%
10TH	€7670	+1,4%	20TH	€6930	+2,5%

SOURCE: CHAMBRE DES NOTAIRES, 4TH QUARTER 2015

DINING OUT

Clint Restaurant - 11th district

Casual café near the Père Lachaise cemetery serving yummy fare, including burgers, sweet potato fries (my favorite), meatballs and mac n'cheese. Go for a treat and whether take out or eat-in, it's all good!

174 rue de la Roquette

09 81 60 17 36

M° Voltaire, Philippe Auguste

<http://www.clint-restaurant.com/>

Popeille - 1st, 11th districts

I ate at the Marché Saint-Honoré location and had a great Quinoa, salmon salad - light and delicious. I've heard the brunch is fantastic, too! Nice gourmet general store for spices, herbs and fresh ingredients.

34 Place du Marché St-Honoré

09 53 49 82 53

M° Temple (Tuileries)

15 rue de Charonne

01 43 55 76 14

M° Bastille, Ledru Rollin

<https://www.facebook.com/maisonpopeille/>

Les Bonnes Soeurs - 3rd district

Healthy bistro just near Place des Vosges serving delicious stir fry dishes with beef, chicken, salmon or just veggies. Great wine list and more than attentive service.

8 rue du Pas de la Mule

01 42 74 55 80

M° Chemin-Vert, Bastille, St-Paul

REQUIRED DIAGNOSTICS

What diagnostics are required if you want to rent your property? Good question.

DPE (Diagnostic Performance Energétique)

The diagnostic for the energy efficiency of your property valid for 10 years.

Plomb (Lead)

The diagnostic for lead in the paint valid for 1 year if positive and unlimited if there is no trace of lead in the layers of your paint.

ERN(M)T (Risk of Natural Disasters)

The diagnostic which indicates if you are in a flood zone, seismic zone or where there exist technological risks. Valid for 6 months.

Surface Habitable (M2 Surface Measurement)

The diagnostic which indicates the measurement of your property not including, balconies, caves, garages. Perpetual validity unless work is performed on the property.

Amiante (Asbestos)

The diagnostic which measures the presence of asbestos in your apartment as well as the common areas. Perpetual validity if negative.

If your electricity and gas installations are more than 15 years old, you are required to have a diagnostic test performed on these installations and potentially a diagnostic to search for the presence of termites.

RENTING REQUIREMENTS

Here's another good question. If I want to rent out my property, furnished on a long-term basis, what are the minimum furnishings that are required? Here's your answer.

- Bed along with bedding
- Shutters or curtains
- Stove top or cooking surface
- Oven or microwave oven
- Refrigerator and freezer (-6°C or less)
- Tableware and cooking utensils
- Dining table and chairs
- Shelves and storage
- Lighting, heating and water
- Vacuum, broom and/or mop

RECORD LOW LENDING RATES

Mortgage rates in France are just under 2% for French residents and around 2.3% for non-residents, based on your qualifications. If you are interested to finance your purchase or refinance your existing mortgage, please contact the following broker to simplify the process:

Mickael **COSTIL**

m.costil@personacourtage.fr

PERSONACOURTAGE

<http://www.personacourtage.fr/>