

PARIS MAC IMMO

MARKET PRICING | PROPERTY RENOVATIONS | MORTGAGE RATES

CURRENT LISTINGS

FOR SALE:

Rue des Gravilliers, 75003

One bedroom, 64m²

First floor, no elevator

Sold fully furnished

675 000€

Rue du Temple, 75003

Two bedrooms, 134m²

Second floor, elevator

1 500 000€

FOR RENT:

Rue de Lille, 75007

Three bedrooms, 109m²

Third floor, no elevator

3 550€ per month

PENDING SALES

Romainville, 93290

Three bedrooms, 74m²

Second floor, elevator

CONTACT

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MARKET PRICING

Despite the economic climate, the second quarter market prices for 2016, which were released this Summer, managed to increase slightly by 1%. The average per square meter price for Paris ended at **8100€** as compared to **8000€** from the previous quarter of 2015. The following table illustrates the 2nd quarter pricing by district versus that of the 1st quarter for 2016. Areas which experienced the largest increases include the 8th, 14th and 17th districts.

2ND QTR 2016 PROPERTY FIGURES

1ST	€10240	-4,4%		11TH	€8180	+1,7%
2ND	€9200	+0,1%		12TH	€7690	+0,9%
3RD	€10450	+2,5%		13TH	€7500	+1,7%
4TH	€11190	+3,4%		14TH	€8670	+5,2%
5TH	€10460	+2,6%		15TH	€8410	+1,2%
6TH	€11910	-1,9%		16TH	€8770	-2,3%
7TH	€11650	-1,2%		17TH	€8580	+4,2%
8TH	€10070	+7,9%		18TH	€7330	+1,0%
9TH	€9000	+3,1%		19TH	€6560	+2,3%
10TH	€7520	-2,8%		20TH	€6830	-1,1%

SOURCE: CHAMBRE DES NOTAIRES, 2ND QUARTER 2016

DINING OUT

Café de Mars - 7th district

Solid bistro near rue Saint-Dominique and the Eiffel Tower with a fixed price menu at lunch and dinner.

11 rue Augereau
01 45 50 10 90
M° La Tour Maubourg
www.cafedemars.com

Le Comptoir des Petits Champs - 1st district

Nestled near the Palais Royal and the Place des Victoires, this two-level restaurant offers a full range of French cuisine at reasonable prices.

17 rue des Petits Champs
01 42 96 47 54
M° Palais-Royal, Bourse

Beaucoup - 3rd district

Although it's been open for several years, this modern resto remains a favorite in the Haut Marais. Daily rotisserie selections, extensive wine list, full bar and cozy outdoor seating in an industrial atmosphere.

7 rue Froissart
01 42 77 38 47
M° Saint-Sébastien-Froissart
www.beaucoup-resto.com

OCCUPANCY TAX DUE

Notices for taxe d'habitation, occupancy property tax sent out earlier this month will be due on **November 15th**. Please consult the tax web site at www.impots.gouv.fr in order to make your payment.

If you have not received your statement, please refer to your statement from last year and request a copy of your statement via email on the back of your statement.

If your property is a secondary residence and there was a tenant as of January 1, 2016, the tenant is responsible to pay the taxe d'habitation. If there was no tenant or it is your primary residence, then you as the owner are required to pay this tax.

PROPERTY RENOVATIONS

If you have a property in need of renovations or repairs, whether minor or full scale renovations, I can assist you managing your project through qualified, licensed and insured trades in providing a range of services, including demolition, kitchen and bath remodelling, carpentry, painting, plumbing and electricity. Through my partnerships with trusted craftsmen, architects and design professionals, we can transform your project into the home you envisioned.

Please visit my web site at www.parismacimmo.com to view my projects and services, including design and space planning, interior decoration and renovation management.

LENDING RATES CONTINUE TO FALL

Mortgage rates in France continue to fall and are at 1,6%, on average, for a 20-year mortgage for French residents and around 2% for non-residents, based on your qualifications. The following is a table outlining the current mortgage rates for primary residences in France:

AVERAGE LENDING RATES

Duration	High	Average	Low
10 years	1,90%	1,10%	0,65%
15 years	2,25%	1,40%	0,90%
20 years	2,60%	1,60%	1,10%
25 years	2,70%	1,90%	1,35%

If you are interested to finance your purchase or refinance your existing mortgage, please contact the following broker to simplify the process:

Mickael **COSTIL**
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PERSONACOURTAGE
<http://www.personacourtage.fr/>