



1 bedroom  
Paris 75012

Managed by Us **REF. 28711**

€0 (maintenance charges included)  
**AVAILABLE: MAY 15, 2024**

rue Louis Braille, 75012 Paris  
No bathroom, 1 wc | 42 m²/452 sq. ft.  
5th floor with elevator

12th district

Bel-Air  
Bel-Air  
**M**  
Daumesnil  
**M**

Specifications

**Security Deposit:** €3,100  
**Heating:** private gas boiler  
**Water:** private (gas hot-water heater)  
**Caretaker** no  
**Balcony** yes  
**Garden** no  
**Furnishings:** Ikea/Habitat  
**Neighborhood:** Lively  
**Double-glazing:** partially

Description 1 bedroom in Paris

This cozy 452 sq. ft. (42 m²) furnished apartment comprises one bedroom, one shower room, and one toilet. It is located in &lt;a href=&quot;https://en.parisrental.com/district/furnished-apartment-rentals-12th-district&quot;&gt;Paris 12th district&lt;/a&gt;, rue Louis Braille. On the 5th floor with 1

Sleeping

1 bedroom  
Sofa Bed  
Bed: 160 x 200

Cooking

Separate Kitchen  
Fully equipped kitchen

Multimedia

1 TV

Storage

Storage  
Washer dryer



Neighborhood

Bel-Air

The Bel-Air district is located to the east of the 12th arrondissement. The Bel-Air district is bounded to the north by the Cours de Vincennes, to the west by the Boulevard de Picpus, to the south by the Bois de Vincennes and to the east by the town of Saint-Mand . The Palais de la Porte Dor e is one of the main monuments to visit in this area. It is an art deco masterpiece, unique in Paris, listed as a historical monument and which now houses the Museum of the History of Immigration and the aquarium of the Porte-Dor e palace.

Transports

Bel-Air  
**M**  
Daumesnil  
**M**

Tenant Services and Fees

Classic Rental Package

Rental period one year to three years:

Company Lease : €2,678.40

(12% of the annual rent + 20% VAT = 1,728 month TTC)

Individual Lessee : €2,232

(12% of the annual rent, VAT 20% included = 1,44 month TTC)

Rental period less than one year:

Energy Efficiency Rating

DPE (Energy Performance Certificate)

Economic housing  
Energy-greedy housing  
in kWhEP/m² year

Not feasible

GES (Greenhouse gas)

Low greenhouse gas emissions  
High greenhouse gas emissions  
in kg CO2/m² year

Not feasible