



137 Notaires

137, rue de l'Université
75007 PARIS

01 88 400 400

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Description of property

In a property complex located in the **16TH DISTRICT OF PARIS (75116) at 36-38 Avenue Foch.**

The building is built over cellars and comprises a ground floor and five square storeys, with a terrace above.

Front garden bordering avenue Foch (formerly avenue du Bois de Boulogne).

Back courtyard serving the outbuildings.

Right-wing buildings with a five-storey ground floor, terrace above and at the end of the courtyard, ground floor and two storeys used as communal areas.

Appearing in the Land Register as follows :

Section	N°	Lieudit	Surface
FA	61	38 avenue Foch	00 ha 10 a 09 ca

The following co-ownership lots:

Co-ownership lot number 1

A flat located on the ground floor, comprising: entrance, kitchenette, reception room, study, WC, hallways, utility 2 rooms without window, WC, storage rooms,
With exclusive use of the garden bordering Avenue Foch opposite the flat.

- A duplex flat comprising :

. on the first level: entrance hall with two storerooms, reception room facing the street, dining room facing the street, bedroom facing the courtyard with bathroom and separate toilet, hallway to the left of the entrance hall with stairway leading to the second level, storeroom, toilet with WC, storeroom, dining room adjoining the kitchen, which has a service door giving access to the service stairway, pantry.

. second floor: staircase leading to the first floor, mezzanine overlooking the entrance hall on the first floor, bedroom overlooking the street with ensuite bathroom and toilet, bedroom on the courtyard with ensuite bathroom and toilet, hallway leading to a bedroom on the street, dressing room, storeroom, dressing room with ensuite toilet, bathroom with bath and shower.

These living areas are linked by internal staircases.

Parking space for car located in the garage on the ground floor.

2 cellars in the first basement with water point.

In the building at the end of the courtyard, on the first floor with the left door, a flat comprising a lounge, kitchen, two bedrooms, bathroom and WC, hallway.

And ONE/THIRD of the communal areas.



Etude certifiée ISO 9001 : 2015
Pour l'ensemble de ses services

With special reference to:

That the owner of the ground floor flat has sole enjoyment of the garden bordering Avenue Foch, on condition that they maintain it at their own expense in perfect condition, that they may not erect on it any construction other than those existing at the time of the aforementioned co-ownership regulations and that they maintain at their own expense in perfect condition all the railings surrounding this garden, including the one separating the said garden to the left of the entrance doors on the edge of the service alley, the upkeep of which, as well as the upkeep of all the railings surrounding this part of the garden, including the one separating the said part from the entrance corridor, remains the joint responsibility.

That the owner of the ground floor flat must personally take care of the maintenance and repairs to the roof covering the courtyard adjoining no. 36 Avenue up to the level of the second floor.

Co-ownership lot number 2

On the second and third floor, a duplex flat comprising :

- On the first level : an entrance hall, a staircase leading to the second floor, i.e. the 3rd floor of the building, a reception room on the street side with balcony, a lounge on the street side with balcony, a dining room on the street side with balcony, a lounge on the courtyard side, a hallway, a storeroom and a toilet, a pantry, a kitchen with adjoining dining room (or galley) with access door to the back staircase.
- On the second level: an entrance hall, a staircase leading to the first level, i.e. the 2nd floor of the building, 3 hallways, two bedrooms on the street side, a bathroom with toilet, a bedroom on the courtyard side with dressing room and bathroom with toilet, a bathroom with toilet, a separate toilet with WC, a bedroom on the courtyard side with access door to the back staircase.

On the third floor, via the back staircase, a service studio comprising a room with a mezzanine and a bathroom with toilet.

Two cellars.

Parking space for car located in the garage on the ground floor.

In the building at the end of the courtyard, on the second floor, left-hand door, a flat comprising a living room, kitchen, two bedrooms, bathroom and WC, hallway.

And ONE/THIRD of the communal areas.

This description and the photographs are strictly indicative. They do not presume the legality of the property in terms of co-ownership and town planning law.

Work will need to be carried out and the descriptive statement of division and co-ownership regulations adapted.

Surface Area of the Private Part

The surface area of the private area of the PROPERTY subject to the provisions of Article 46 of the law of 10 July 1965, is :

- 623,61m² for lot number one (1)

- 609,81 m² for lot number two (2)

Theses surfaces are for information only.

Miscellaneous information

Use : residential

Parking : yes

Rental/occupancy status : at present, part of the property, consisting of a ground floor flat in the building at the back of the courtyard on the left, is occupied by a tenant under eviction procededings, and the other part of the property is unoccupied.

Old/new : old.

On the basement : swimming pool, spa and common rooms. Their use will have to be determined in amendments of the descriptive statement of volumetric division and of the co-ownership regulations.

Legal organisation of the property to which property complex belongs

Co-ownership regulations

The property complex on which the property and property rights depend was the subject of co-ownership regulations under the terms of a deed drawn up by Maître DESPLANQUES, Notary in PARIS on 8 May 1928, transcribed at the 3rd mortgage registry of LA SEINE on 3 October 1928, volume 893, number 11.

Two amendments have been signed (attributions of co-ownership lots).

Descriptive statement of division

A co-ownership agreement was drawn up for the property complex on which the property and property rights formed, under the terms of a deed received by Maître LEBARON, Notary in PARIS, on 18 January 1985, an authentic copy of which was published in the 8th mortgage registry in PARIS on 6 February 1985, volume 4310 number 16.