



## Excellent 1 Bed Leaseback For Sale In Résidence BEAUMARCHAIS Paris France



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 114,391.85

### Location

Pays:	France
Indicatif régional:	93500
Soumis:	27/01/2026

### Description:

Excellent 1 Bed Leaseback For Sale In Résidence BEAUMARCHAIS Paris France

Esales Property ID: es5554926

505 Beaumarchais

6 Rue De Grilles Pantin

Paris

France

Excellent 1-Bedroom Leaseback Opportunity: Résidence Beaumarchais, Paris (Pantin)

Are you looking to expand your real estate portfolio with a high-yield, hands-off investment? This exceptional one-bedroom apartment in the Résidence Beaumarchais offers the perfect entry point into the competitive Parisian property market. Strategically located in Pantin, just steps from the Paris city limits



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and the vibrant Parc de la Villette, this property combines the security of a commercial lease with the tax advantages of French property law.

## A Secure, Hassle-Free Investment Strategy

The primary appeal of this 'leaseback' model is the complete removal of management stress. As an owner, you enter into a commercial lease with a professional management company. This structure ensures that your rental income is guaranteed, regardless of whether the specific unit is occupied or vacant. It is an ideal 'set and forget' product for international investors or busy professionals looking for stable, predictable returns.

## Key Financial Highlights:

- \* Quarterly Rent: €1,750 (Paid every 3 months)
- \* Annual Gross Income: €7,000
- \* Estimated Management Fees: Approx. €1,500 per year (to be confirmed)
- \* Property Tax: Approx. €1,400 per year

## Unrivaled Tax Benefits: The LMNP Status

One of the most significant advantages of this investment is the LMNP (Loueur en Meublé Non-Professionnel) tax status. Under French law, investing in a managed, furnished residence allows you to benefit from favorable tax treatments. In many cases, through the depreciation of the property and furniture, you can achieve total tax exemption on your rental income for several years. This significantly boosts your net yield compared to a traditional unfurnished rental.

## Property & Residence Overview

Located on the first floor of a modern, well-maintained building, the apartment is designed with a functional and optimized layout. The interior features an entrance hall leading to a bright living area with a built-in kitchenette and a separate bathroom with a toilet. Every square meter is utilized to cater specifically to its target demographic: business travelers and professionals.

**Residence Amenities:** The Résidence Beaumarchais is more than just an apartment block; it is a full-service business hub comprising 109 units. Residents have access to:

- \* Coworking spaces and a dedicated computer room.
- \* A fully equipped fitness room.
- \* On-site laundry facilities.
- \* Hotel-style services that ensure high demand and guest satisfaction.

## Prime Location: The 'Grand Paris' Advantage

Pantin has become one of the most sought-after locations in the 'Grand Paris' expansion. Often referred to as the 'Brooklyn of Paris,' it offers a trendy, urban atmosphere just a stone's throw from the 19th



Arrondissement.

- \* Connectivity: Exceptional access to the Metro, bus networks, and bike-sharing stations.
- \* Proximity: Walking distance to the Canal de l'Ourcq and the Cité des Sciences et de l'Industrie at La Villette.
- \* Demand: The area attracts a steady stream of business travelers and consultants who require proximity to the capital without the high price tag of central Paris hotels.

Professional Management by Residis

The property is managed by Residis, a recognized leader in the management of serviced residences across the Île-de-France region. With a portfolio of approximately ten residences, Residis specializes in both social housing and business stays. Their expertise ensures that the building is maintained to high standards and that the commercial lease is honored with professional rigor, providing you with peace of mind.

## ABOUT THE AREA

Paris, the 'City of Light,' remains one of the world's most iconic hubs for culture, finance, and history in 2026. As the capital of France, it continues to evolve while preserving its timeless charm, characterized by its Haussmannian architecture and the winding Seine River. Following the successful restoration efforts of recent years, the city is a vibrant tapestry of world-class museums like the Louvre and the newly reopened Notre-Dame Cathedral, which stands as a testament to the city's resilience and architectural heritage.

Beyond its historical monuments, Paris is a leading global center for fashion, gastronomy, and innovation. The city's districts, or arrondissements, offer distinct personalities—from the intellectual atmosphere of the Latin Quarter to the high-fashion boutiques of the 8th Arrondissement. In 2026, the 'Grand Paris' initiative continues to transform the metropolitan landscape, improving urban connectivity and expanding green spaces to make the city more sustainable and pedestrian-friendly for its millions of annual visitors.

For international travelers, the primary gateway to the city is Paris Charles de Gaulle Airport (CDG), located approximately 25 kilometers northeast of the city center. While CDG is the largest hub for long-haul international flights, the city is also served by Paris-Orly (ORY), which is the nearest airport to the city center (about 14 kilometers south) and is often favored for domestic and European travel. A third option, Paris-Beauvais (BVA), caters largely to budget carriers but is situated significantly further away in the northern countryside.

Whether arriving for business or leisure, the city's infrastructure ensures a seamless transition from its airports to the heart of the capital. High-speed TGV trains and the RER rail network link the terminals directly to major stations like Gare du Nord, placing the entire country within reach. With its blend of historic grandeur and modern dynamism, Paris remains an essential destination that captures the imagination of every traveler who walks its cobblestone streets.

MAiN FEATURES:



- \* 38m2 of living space
- \* 1 Bedroom
- \* 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

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### **Commun**

Pied carré fini: 38 m<sup>2</sup>  
Dimesions du lot: 38 m<sup>2</sup>

### **Rental details**

Furnished: Oui

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.084.356

