



# **SOLD - PONT DE L'ALMA - PRETTY 3 ROOMS - 75007**

avenue Rapp

### On request

Apartment 49,0 m2 Floor: 4 Rooms: 3 Bedrooms: 1 Bathrooms: 1

EXCLUSIVE Located on a very beautiful avenue in the 7th arrondissement on the 4th floor (with an elevator) of a pretty old building. A charming apartment of 49,15m2 (Carrez Law) and 65,55m2 on the floor composed of a large living room overlooking the avenue, a bedroom with a view of the rooftops of Paris and the Eiffel Tower, a shower room with a WC and a kitchen, a mezzanine which can be used as a 2nd bedroom or an office. Old charm, parquet floors, fireplace, exposed beams, high ceilings.

The apartment is very bright, facing East and West.

Charges: 500 Euros per quarter

3 lots for sale

No procedure in the co-ownership

Agency fees included 3% including tax payable by the buyer, net seller price 870,000 Euros

Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr



















#### **Details**

- 1 Entrance 1.9 m<sup>2</sup>
- 1 Living room 20.25 m<sup>2</sup>
- 1 Hallway 1.25 m<sup>2</sup>
- 1 Shower room / Toilet 3.75 m²
- 1 Kitchen 5.5 m<sup>2</sup>
- 1 Bedroom 12.6 m<sup>2</sup>
- 1 Mezzanine 3.9 m<sup>2</sup>
- 1 Closet

### Additionally

- High ceilings.
- Charm.
- Wooden floors, fireplaces.
- Quiet and bright.
- Exposed beams.
- View of the rooftops of Paris and the Eiffel Tower.
- Gas heating.

## Legal information

- Energy Standard consumption: 248 kWhEP/m² per year (E)
- Energy Estimated emissions: 53 kg CO2/m² per year (E)
- Charges: 500 Euros per quarter
- No ongoing procedures in the co-ownership
- 2 lots for sale
- Agency fees of 3% VAT included, payable by the buyer, net selling price: 965,000 Euros
- Geo-risks: Information on the risks to which this property is exposed is available on the Geo-risks website https://ww w.georisques.gouv.fr