



VENDÔME ESTATE



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 G orisks website:
www.georisks.gouv.fr











Details

- 1 Entrance 1.9 m²
- 1 Living room 20.25 m²
- 1 Hallway 1.25 m²
- 1 Shower room / Toilet 3.75 m²
- 1 Kitchen 5.5 m²
- 1 Bedroom 12.6 m²
- 1 Mezzanine 3.9 m²
- 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://www.georisques.gouv.fr>

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