



VENDÔME ESTATE



PONT DE L'ALMA - 3 ROOMS - BIG TERRACE - 75007

rue de l'Université

On request

Apartment
61,0 m2

Rooms: 3
Bedrooms: 2

Bathrooms: 1

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EIFFEL TOWER VIEW Like a house: located rue de l'Université, a few steps from the Eiffel Tower and the Quai of the Seine, this typically Parisian apartment offers 61 m2 (Carrez surface area) with a very large terrace of 34m2. It is located on the garden level of a very beautiful building from 1880. It includes a living room, a separate equipped kitchen, 1 bedroom (possibility of 2 bedrooms), a bathroom (possibility of creating a 2nd shower room and WC), 1 WC. East and West exposure. Crossing. Absolute calm. Individual gas heating. Guard in the building

A healthy cellar of 12 m2 below the apartment, possibility of creating a underground floor (authorized by the Assembly of co-owners).

Charges : 453 Euros par trimestre, 2 lots à vendre. Pas de procédure dans la copropriété.

CONTACT 06 14 98 26 63







Details

- 1 Entrance
- 1 Living room
- 1 Kitchen
- 1 Shower room / toilet
- 1 Bathroom
- 2 Bedrooms
- 1 Closet
- 1 Cellar
- 1 Terrace

Additionally

- Here is the translation:
- Charming and green in the heart of Paris
- Wooden flooring
- Quiet and bright
- View of the monuments
- Gas heating

Legal information

Energy - Conventional consumption 318 kWhEP/m².year (E)
Energy - Ongoing emissions estimate 69 kg CO₂/m².year (E)
Charges: 453 Euros per quarter
No ongoing legal procedures within the co-ownership
2 lots for sale
Agency fees included at 4% VAT

payable by the buyer, net seller
price 1,050,000 Euros
Georisks: Information on the risks
to which this property is exposed is
available on the Georisks website
<https://www.georisques.gouv.fr> [1]

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Liens

[1] <https://www.georisques.gouv.fr>