VENDÔME ESTATE



QUAI DE SEINE - EIFFEL TOWER VIEW - 130M2 - 16th

Avenue de New York

On request

Apartment	Rooms: 3	Bathrooms: 1
129,0 m2	Bedrooms: 2	
Floor: 2		

RARE Opportunity! Located on Avenue de New York in Paris' prestigious 16th arrondissement, this luxury apartment on the 2nd floor of a 1955 building offers an exceptional living environment along the Seine, just steps from the Trocadéro and the Eiffel Tower.

With a surface area of 128.55 m² (Carrez law), the apartment features a spacious, bright living room opening onto a balcony with stunning views of the Seine and a glimpse of the Eiffel Tower, a fully equipped open kitchen, a bedroom with views of the Seine and the Eiffel Tower, and a second, quiet bedroom overlooking the courtyard, offering ample storage space.

The modern shower room includes a WC, with an additional separate guest WC. In perfect condition, this south-facing apartment ensures plenty of natural light throughout the day and is equipped with double-glazed windows for comfort and peace. A cellar is also included. Located in a highly sought-after area, you'll enjoy a prestigious address in the heart

of Paris, close to major landmarks and museums. This rare opportunity in a high-end building is ideal for those seeking an exceptional and refined living experience.
Information on the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr (https://www.georisques.gouv.fr)





















Details

- 1 Bedroom - 20.27 m²
- 1 Bedroom - 16.74 m²
- 1 Living Room - 69.65 m²
- 1 Shower Room / Toilet - 5.76 m²
- 1 Open Kitchen - 8.82 m²
- 1 Toilet - 1.08 m²
- 1 Hallway - 3.68 m²
- 1 Shower Room - 1.55 m²
- 1 Balcony

Additionally

- Caretaker
- Built in 1955
- Elevator
- Southwest exposure
- Quiet and bright
- Unobstructed view
- Boiler, Central heating system

Legal information

- Energy - Conventional consumption: 164 kWhEP/m² per year (D)
- Energy - Estimated emissions: 35 kg CO2/m² per year (D)
- Ongoing charges
- No legal proceedings in the co-ownership
- 2 units for sale

- 1 Cellar

- Agency fees of 4% (including taxes) payable by the buyer, netto seller price 1 670 000 Euros
- Information on the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr

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