VENDÔME ESTATE



DAUPHINE - 5 ROOMS - BALCONIES - 75016

Boulevard Flandrin

On request

Apartment 178,0 m2 Floor: 2	Rooms: 5 Bedrooms: 3	Bathrooms: 2

BOIS DE BOULOGNE/DAUPHINE Vendôme Estate presents this magnificent 178 m² apartment (Carrez law), located on the 2nd floor of a beautiful, well-maintained residence with elevator and caretaker.

In perfect condition, this apartment offers an excellent layout:
-A wide welcoming entrance
-A living and dining room opening onto a balcony
-A separate kitchen, fully fitted and equipped
-Three bedrooms, one of which opens onto a balcony with a clear view of the garden, not overlooked
-Two large bathrooms and a 2 WC

The apartment benefits from large panoramic windows, ensuring brightness and comfort. It is also secure thanks to an armored door and an intercom.

A cellar and a storage room complete this property.

Privileged location.

Just a 5-minute walk from metro lines 2 and RER C, the apartment is ideally located near:
• Schools, including popular Janson de Sailly areas
• Shops, restaurants and services
• Leisure infrastructure such as the swimming pool and tennis club

Additional information

• Property tax: €3,138
• Annual charges: €7,600
No procedure in the co-ownership
Agency fees included 4% including tax payable by the buyer, net seller price 1 950 000 Euros

Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr
Contact : +33 6 10 27 29 98















Details

- Entrance Hall: 27.07 m²
- Hallway: 16.2 m²
- Toilets: 1.14 m²
- Bathroom: 6.58 m²
- Children's Bedroom: 10.4 m²
- Master Bedroom: 19.16 m²
- Bedroom: 17.49 m²
- Shower Room / Toilets: 5.26 m²
- Double Living Room: 25.7

Additionally

- Prime location
- West-facing orientation
- Well-maintained building
- Built in 1960
- Excellent condition
- Unobstructed view of the garden
- A balcony
- Elevator

Legal information

- Energy - Conventional consumption: 280 kWhEP/m².year (E)
- Energy - Estimated emissions: 51 kg CO2/m².year (E)
- Property tax: €3,138/year
- No ongoing legal proceedings within the co-ownership

m²
- Dining Room: 22.25 m²
- Equipped Kitchen: 25.04 m²
- Balcony: 7.18 m²
- Storage Room: 2.1 m²
- Cellar

- Annual charges: €7,600
- Agency fees included: 4% VAT included, payable by the buyer. Net seller's price: €1 950 000
- Georisks: Information about the risks this property is exposed to is available on the Georisks website: https://www.georisques.gouv.fr [1]

VENDOME ESTATE 9, av Rapp 75007 Paris
Email : contact@vendome-estate.com, tel. +33 (0)1 45 33 81 16 site www.vendome-estate.com
Carte de Transaction Immobilières N° CPI 75012015000000883
RCS Paris – 517436036 - N° TVA FR48517436036

Liens
[1] https://www.georisques.gouv.fr