



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: €3,138Annual charges: €7,600

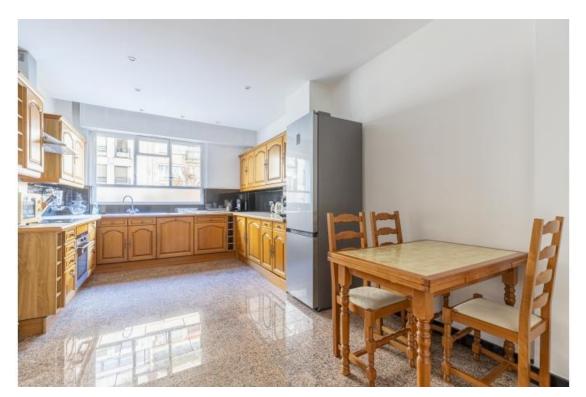
No procedure in the co-ownership

Agency fees included 4% including tax payable by the buyer, net seller price 2,300,000 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

 m^2

• 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 coownership m^{2}

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: €2,000,000

 Georisks: Information about the risks this property is exposed to is available on the Georisks website:

https://www.georisques.gouv

<u>.fr</u> [1]

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Liens

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