



VENDÔME ESTATE



ST DOMINIQUE - 2 ROOMS - PARISIAN CHARM - 7th

Rue Jean Nicot

On request

Apartment
32,0 m²
Floor: 1

Rooms: 2
Bedrooms: 1

Bathrooms: 1

Ideally located on Rue Jean Nicot, in the heart of the prestigious 7th arrondissement of Paris, this 31.95 sqm (Carrez law) apartment is situated on the first floor, overlooking a quiet inner courtyard of a well-maintained building.

Just a few steps from the Rue Cler market street, close to the Eiffel Tower, the La Tour-Maubourg metro station (line 8), and numerous shops, museums, and landmarks, the apartment enjoys a prime location combining tranquility and vibrant Parisian life.

It comprises a bright living room overlooking the courtyard, a separate and fully equipped kitchen, a quiet bedroom, and a modern shower room with toilet.

Fully renovated and in excellent condition, this property offers a comfortable and elegant living environment, perfect as a primary residence, a pied-à-terre, or a high-quality rental investment.







PHOTO: CECILIE KOSLOVSKA/ARTISTBY



PHOTO: PHILIPPE BOUTIER/ARTISTBY



Details

- Living room
- Separated kitchen fully equipped
- Bedroom with storage
- Shower room with WC

Additionally

- Completely refurbished
- Bright
- Calm

Legal information

- Énergie - Consommation conventionnelle **164 kWhEP/m².an**
- Énergie - Consommation finale **160 kWhEF/m².an**
- Énergie - Estimation des émissions **35 kg CO₂/m².an**
- Energy class : E
- Agency fees payable by the

vendor

- Number of lots in the building : 139
- Annual charges : 3574 €

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