



VENDÔME ESTATE



## TOUR EIFFEL - PRETTY 2 ROOMS - 7th

RUE DE MONTTESSUY

On request

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Apartment  
36,0 m2  
Floor: 3

Rooms: 2  
Bedrooms: 1

Bathrooms: 1

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Located on Rue de Monttessuy, in a beautiful Parisian building, this 36.5 sqm apartment is situated on the third floor overlooking a quiet courtyard, offering both charm and tranquillity.

Just a stone's throw from the Champ de Mars, the Eiffel Tower, the Alma-Marceau metro station, and many of Paris's most famous monuments and museums, the property enjoys a prime location in one of the city's most prestigious neighbourhoods.

The apartment features a bright living room facing the peaceful courtyard, an open fully equipped kitchen, a comfortable bedroom, and a modern shower room with WC.

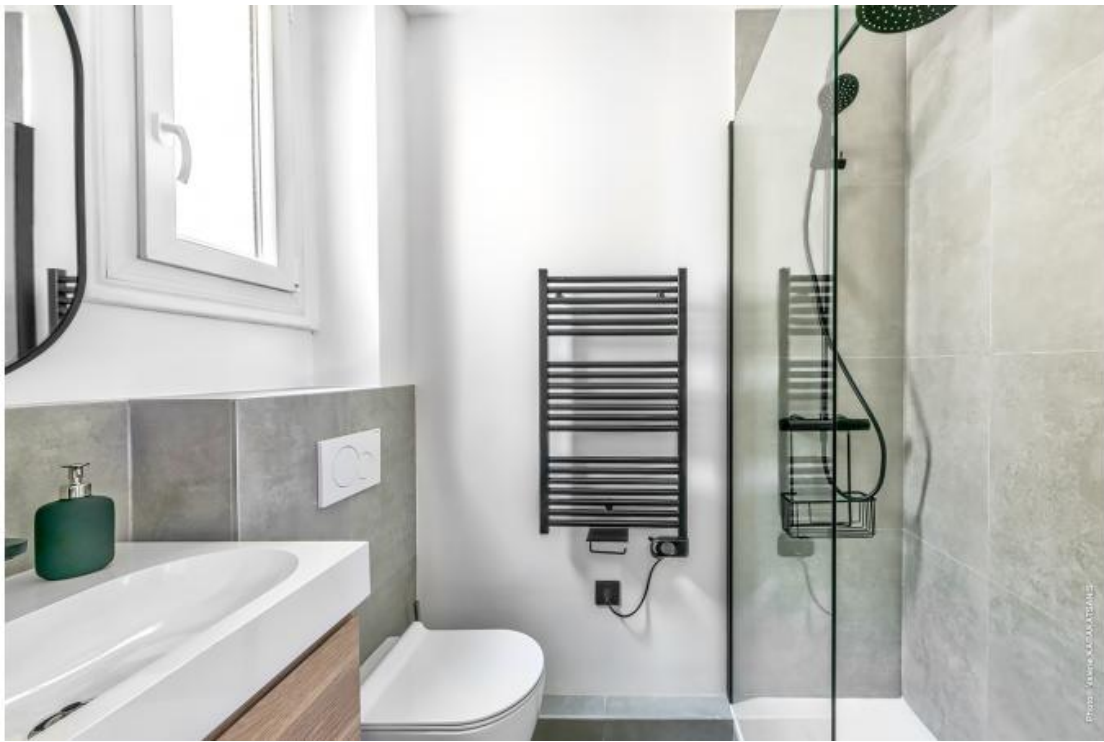
The property is in excellent condition and also includes a cellar for additional storage.











## Details

- Living
- Open fully equipped kitchen
- Bedroom
- Shower room WC
- Cellar

## Additionally

- Fully refurbished
- Old style building
- Bright
- Calm

## Legal information

- Energy – Conventional consumption: 164 kWhEP/m<sup>2</sup>·year
- Energy – Final consumption: 160 kWhEF/m<sup>2</sup>·year
- Energy – Estimated emissions: 35 kg CO<sub>2</sub>/m<sup>2</sup>·year
- Number of units in the co-ownership: 41 main units
- Annual charges: €961
- Energy rating: E
- Estimated annual energy costs: between €1,140 and €1,560 per year
- Agency fees are payable by the seller