VENDÔME ESTATE



CHAMPS DE MARS - 2 ROOMS - 7th

AV DE LA BOURDONNAIS

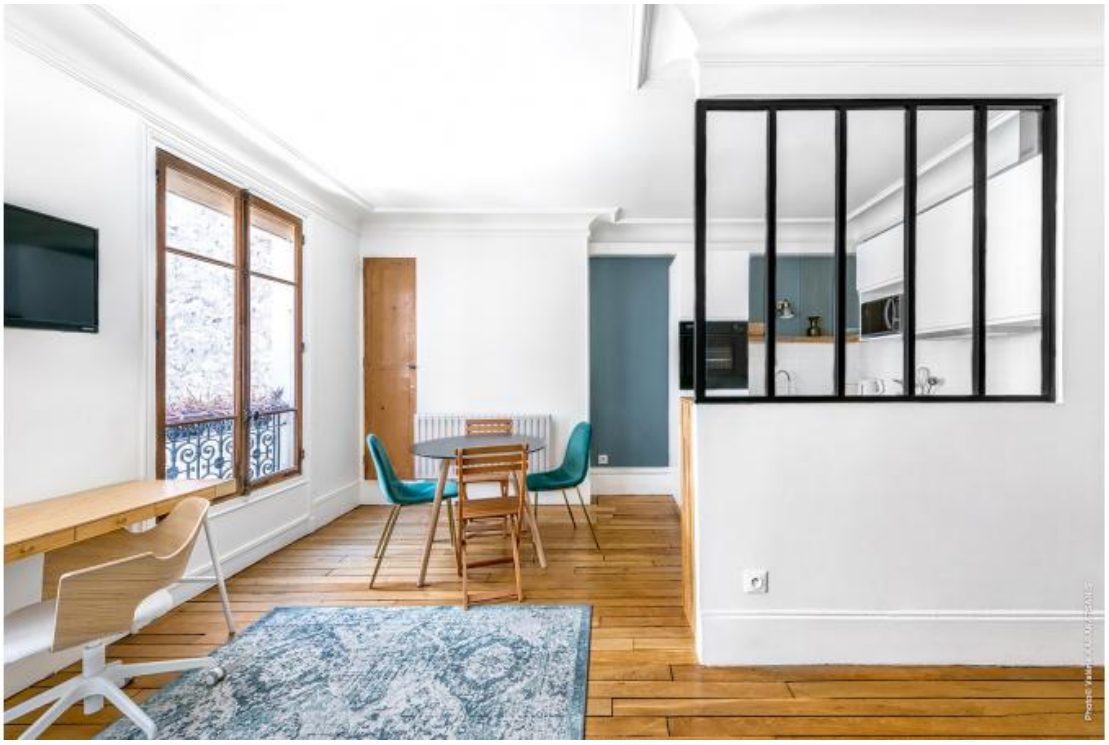
On request

Apartment	Rooms: 2	Bathrooms: 1
35,0 m2	Bedrooms: 1	
Floor: 2		

Ideally located on Avenue de la Bourdonnais, directly facing the Champ de Mars in Paris's prestigious 7th arrondissement, this 35.61 sqm apartment is situated on the second floor overlooking a quiet courtyard of a beautiful period building.
Just steps from the Eiffel Tower, the École Militaire metro station, and surrounded by boutiques, museums, and iconic Parisian landmarks, it enjoys a prime and sought-after location offering both elegance and quality of life.
The apartment features a bright and peaceful living room facing the courtyard, an open fully equipped kitchen, a comfortable bedroom, and a modern shower room with WC.
In excellent condition, the property is ready to move into and also includes a cellar for additional storage.
An ideal pied-à-terre or investment opportunity in one of the most desirable neighborhoods in Paris.

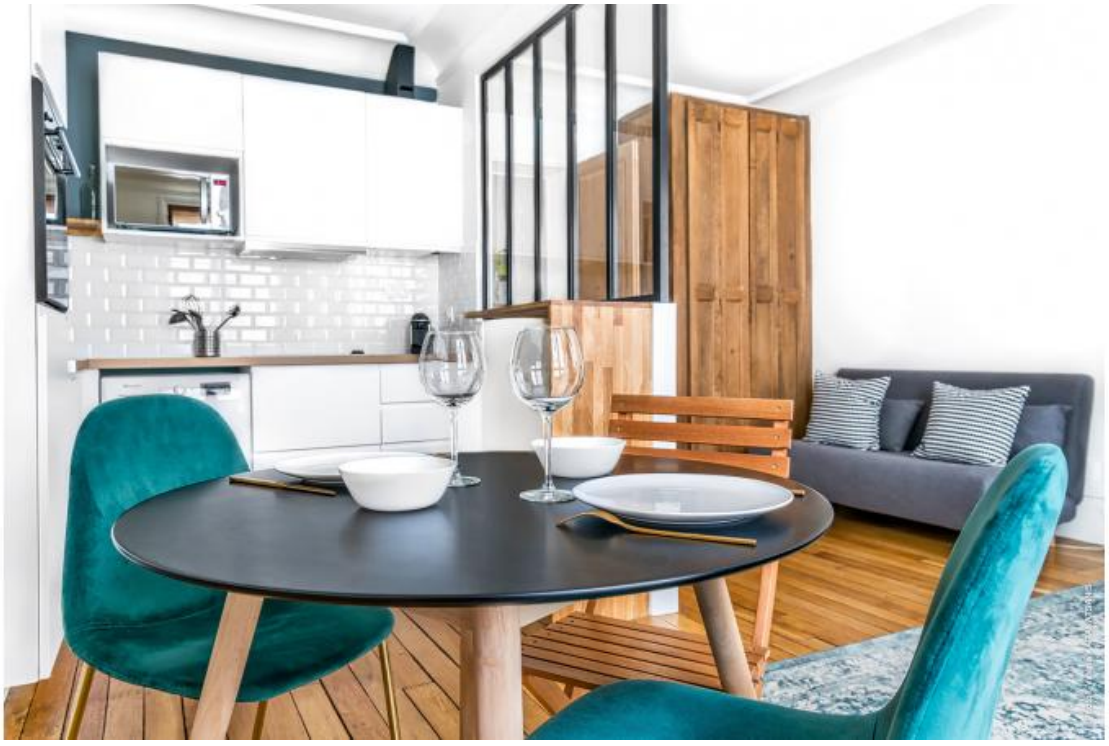


















Details

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

Additionally

- Completely refurbished
- Central area
- Calm

Legal information

- Energy – Conventional consumption: 164 kWhEP/m^2·year
- Energy – Final consumption: 160 kWhEF/m^2·year
- Energy – Estimated emissions: 35 kg CO_2/m^2·year
- This property is affected by the modification of the electricity conversion factor. As of January 1st, 2026, the energy performance label (DPE) will change and will be classified as Category E.
- Annual charges: €1,548
- 2 units for sale
- Agency fees are payable by the seller

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