



VENDÔME ESTATE



## PONT DE L'ALMA - 3 ROOMS - TERRASSE - 75007

rue de l'Université 75007

On request

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Apartment  
71,0 m2

Rooms: 3  
Bedrooms: 2

Bathrooms: 2

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### PONT DE L'ALMA – 2-BEDROOM APARTMENT – LARGE TERRACE – 75007

Like a private house, ideally located on rue de l'Université, just steps from the Eiffel Tower and the Seine riverbanks, this typically Parisian apartment offers 70 sqm (Carrez law surface) along with a spacious 33 sqm ground-level terrace.

Situated on the garden level of a beautiful 1880 building, the property comprises a living room, a separate fully equipped kitchen, 2 bedrooms, 2 bathrooms, and 2 WCs.

Dual aspect (East/West), the apartment is bright and benefits from absolute calm.

Individual gas heating. Building with concierge.

**Quarterly charges: €505**

No ongoing legal proceedings









## Details

- 1 Entry
- 1 Living
- 1 Kitchen
- 1 Shower room / WC
- 1 Bathroom
- WC
- 2 Bedrooms
- 1 Dressing
- 1 Terrasse

## Additionally

- Charme of countryside in the center of Paris
- Wooden floor, chimney, HSP 3m
- Calm
- Individual gaz heating

## Legal information

- **Energy rating – Standard consumption:** 318 kWhEP/sqm/year (D)
- **Energy rating – Estimated emissions:** 69 kg CO<sub>2</sub>/sqm/year (D)
- No ongoing legal proceedings within the co-ownership
- 1 unit for sale

- Agency fees: 4% incl. VAT, payable by the seller
- **Georisks:** Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gov.fr> [1]

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**Liens**

[1] <https://www.georisques.gov.fr>