VENDÔME ESTATE



LOURMEL - FURNISHED - 1 BEDROOM - BALCONY - 75015

Rue Vasco-de-Gama

On request

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

35 sqm Furnished Apartment with Balcony – Absolute Calm Overlooking a Garden

Located on the 1st floor with elevator of a secure building with a live-in caretaker, this bright dual-aspect apartment overlooking a garden enjoys a particularly calm and peaceful setting.
It comprises: an entrance hall, a bright living room opening onto a balcony, a fully equipped open-plan kitchen, a comfortable bedroom, and a bathroom with WC.
The apartment is in excellent condition and tastefully renovated.
Ideally located in immediate proximity to Lourmel metro station, Parc André Citroën (formerly Parc Brassens), as well as shops and all amenities. Collective heating included in the charges. Electricity, internet, household waste tax, and housing tax are payable by the tenant.
Civil Code lease (secondary residence or company lease)
Security deposit: 2 months' rent

Tenant fees: 10% of annual rent excl. VAT
Information on the risks to which this property is exposed is available on the website: www.georisques.gouv.fr [1]













Details

- Entrance
- Open-plan kitchen
- Living room
- Balcony
- Bedroom
- Bathroom with WC

Additionally

- East and West exposure
- Sunny
- Modern
- Elevator
- High-end residence

Legal information

- **Energy rating – Standard consumption:** 265 kWhEP/sqm/year (E)
- **Energy rating – Estimated emissions:** 8 kg CO_2/sqm/year (B)
- Information on the risks to which this property is exposed is available on the Géorisques website:

- www.georisques.gouv.fr [1]
- **Civil Code lease (secondary residence or company lease)**
- **Security deposit:** 2 months' rent
- **Agency fees:** 10% of the annual rent excl. VAT, payable by the tenant

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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

Liens
[1] http://www.georisques.gouv.fr