VENDÔME ESTATE



# CHAMPS DE MARS - 1 BEDROOM - FURNISHED - 75007

rue Bosquet 75007

On request

| | | |
|---|---|---|
| Apartment | Rooms: 2 | Bathrooms: 1 |
| 40,0 m2 | Bedrooms: 1 | |
| Floor: 1 | | |

Close to the Champ de Mars and École Militaire metro station, this 40 m² one-bedroom apartment is on the first floor of a period building on Rue Cler.

In immaculate condition, the apartment features a living room with parquet flooring and two large windows, with space for both a sitting area and a dining area. It also has a separate kitchen and a bedroom with a built-in wardrobe. A cellar provides additional storage.

In the heart of the Gros-Caillou neighbourhood, Rue Cler is a lively shopping street lined with speciality food shops, cafés and outdoor terraces.

Available under a French Civil Code lease for use as a secondary residence. Agency fees are 10% of the annual rent before VAT, amounting to €3,744 including VAT.

Information on the risks to which this property is exposed is available on the [Géorisques website](https://www.georisques.gouv.fr).
















## Details

- Entry
- Duble living
- Separeted kitchen
- One bedroom
- Shower and WC

## Additionally

- Quartier commercant
- Vdery bright
- Perfect condition
- Furnished and equipped

## Legal information

- Énergie - Consommation conventionnelle **307 kWh/m².an (E)**
- Énergie - Estimation des émissions **67 kg CO2/m².an (E)**
- Available under a French Civil Code lease for use as a secondary residence.
- Agency fees are 10% of the annual rent before VAT, amounting to €3,744 including VAT
- Deposit 2 months rent
- Information on the risks to which this property is exposed is available on the [Géorisques website](https://www.georisques.gouv.fr).

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