



VENDÔME ESTATE



## RENTED : LOVELY DUPLEX 80 m<sup>2</sup>- PONT DE L'ALMA

Cité d'Alma 75007

On request

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Apartment  
80,0 m<sup>2</sup>  
Floor: 4

Rooms: 4  
Bedrooms: 2

Bathrooms: 2

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### RENTED

PONT de L'ALMA located in a secure gated pedestrian street at the 4th floor (without elevator) of stone building.

A charming duplex of 80m<sup>2</sup> (Carrez Law) and 130m<sup>2</sup> of living surface, on the first level: a large living room with a fireplace, a bedroom, a shower room with a toilet and an equipped kitchen.

Upstairs: a large living space (70m<sup>2</sup>) on the ground with wooden beams and 7 velux windows, a sleeping area (2nd bedroom), office, a bathroom and a WC. A cave.

The apartment is very light and quiet, crossing, overlooking the pedestrian street on one side and the interior garden on the other.

Empty or furnished rental (to be agreed).













## Details

- Total area: 130 m2
- 1st level:
- A large living room
- A bedroom
- A shower room with a toilet
- Equipped kitchen
- Upstairs:
- A large living space
- Office
- A bathroom and a WC

## Additionally

- Beautiful view
- Bright apartment
- Chimney
- Construction 1890

## Legal information

- DPE in progress
- Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)
- Rent HC 2 850 €
- Monthly charges 150 €
- Amount of agency fees 1 350 € VAT

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