



## VENDÔME ESTATE



### **CHAMPS DE MARS, 3 ROOMS, 50m2, 7th**

Rue de Monttessuy 75007

On request

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Apartment  
50,0 m2  
Floor: 4

Rooms: 3  
Bedrooms: 1

Bathrooms: 1

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A stone's throw from the Eiffel Tower on the 4th floor (with the elevator) of a Haussmann building, a very pretty 3-room apartment. It includes an entrance with storage, a living room, a dining room (which can make a 2nd bedroom), a semi-open kitchen, a bedroom overlooking a quiet courtyard, a bathroom with window and a toilet. The building is secured by two digital codes. Calm and bright.

Individual electric heating. The charges are 300 euros per quarter.

Co-ownership

2 lots for sale

Energy consumption housing: class E.

Price for the apartment and the cellar net seller 900,000 euros, agency fees 4% including tax 36,000 euros payable by the buyer.

Geohazards

Information on the risks linked to this exposed property is available on the Géorisks website









## Details

- Entry
- Duple living room (possibility 2d room)
- Equipped kitchen
- Bedroom
- Bathroom
- Cellar

## Additionally

- Bright
- Concierge
- Digicode
- Few meters from la Tour Eiffel

## Legal information

- **308 kWhEP/m<sup>2</sup>.an (E)**
- **10 kg CO<sub>2</sub>/m<sup>2</sup>.an (B)**
- 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)
- Apartment in the condominium
- 2 lots for sale
- Annual charges 1 200 €
- No procedure in the condominium
- Agency fees 4 %  
VAT payable by the buyer,  
900 000 € netto price

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Carte de Transaction Immobilières N° CPI 75012015000000883

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