



VENDÔME ESTATE



SOLD BROCHANT - 2 PIECES - 75017

Rue Berzélius 75017 Paris

On request

Apartment
47,0 m2
Floor: 5

Rooms: 2
Bedrooms: 1

Bathrooms: 1

BROCHANT - In a building from 1869, 5th and last floor, with elevator, beautiful 1-bed, bright and sunny, renovated by an architect. Located opposite the entrance to the park, a beautiful 2-room apartment of 47 m2 carrez, bright and enjoying sunshine all day thanks to an excellent double exposure, open view, well organized and completely renovated and equipped by an architect. An entrance lit by daylight, serving a spacious bathroom also benefiting from a beautiful window, an independent toilet / washbasin / laundry room (small window in height), and access to a living room / American kitchen of 22 m2 which one crosses to reach a vast room. All the charm of the old ... parquet floors, moldings and fireplaces. Beautiful volumes thanks to a high ceiling, large and numerous windows. Cellar, caretaker and bicycle storage. Metro Pont Cardinet line 14 and Brochant line 13. Exceptional comfort.

The property in joint ownership, 2 lots for sale, average annual amount of charges 1200 €, no procedure in the joint ownership, property tax 400 euros per year.

PRICE: 533,000 Euros FAI * agency fees 8,000 including tax paid by the buyer, net selling price 525,000 euros







Details

- Entry
- Living
- Open kitchen
- Bedroom
- Bathroom
- Cellar

Additionally

- Sunny
- South exposition
- Refurbished

Legal information

- **418 kWhEP/m².an (F)**
- **13 kg CO₂/m².an (C)**
- Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr
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- Net selling price 525,000 euros

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