



VENDÔME ESTATE



3 ROOMS -BUTTES CHAUMONT - HAUSSMANNIAN

Avenue Secrétan

On request

Apartment
60,2 m2
Floor: 1

Rooms: 3
Bedrooms: 1

Bathrooms: 1

3-ROOM APARTMENT FOR SALE - BUTTES CHAUMONT - HAUSMANNIAN - NEEDS RENOVATION Avenue Secrétan - just steps away from Buttes Chaumont Park in a well-maintained Haussmannian building from 1893 with a concierge. The apartment overlooks a charming courtyard and a landscaped rear courtyard with dual South-West/North-East exposure. The layout is as follows: an entrance with a closet, a double living room (possibility of a 2nd bedroom) overlooking the courtyard, a bedroom with a beautiful view of greenery, a separate kitchen, a toilet, and a bathroom. The apartment features hardwood flooring, high ceilings, and all the charm of Haussmannian architecture. The common areas are in very good condition, and it is exceptionally quiet, a true haven of peace. A large cellar completes the property.

Individual electric heating. The property tax amounts to 722 euros, and the quarterly charges are 600 euros. Co-ownership: Number of lots: 90. 2 lots are for sale. Energy consumption: Class D. Estimated annual energy expenses for standard usage: between 950€ and 1350€ for 2022. Price for the apartment and the cellar: net seller 499,000 euros, agency fees 5% including tax, 26,000 euros borne by the buyer.

Geohazards Information about the risks to which this property is exposed is available on the Geohazards website <https://www.georisques.gouv.fr> [1].



Details

- Entryway

Additionally

- Double exposure (South-

Legal information

- Energy - Conventional

- Double living room (possibility of a 2nd bedroom)
 - Beautiful bedroom
 - Separate kitchen
 - Bathroom
 - Separate toilet
 - Cellar
- West/North-East
 - Elevator
 - Electric heating
 - Digital code entry
 - Concierge
 - Double glazing
 - Haussmannian charm
- consumption: 223 kWhEP/m²/year (D)
 - Energy - Estimated emissions: 48 kg CO₂/m²/year (D)
 - Information about the risks to which this property is exposed is available on the Geohazards website: www.georisques.gouv.fr [2].
 - Co-ownership: 90 lots
 - Quarterly charges: 600 euros
 - Property tax: 722 euros per year
 - No ongoing legal proceedings within the co-ownership.
 - Estimated annual energy expenses: between 950€ and 1,350€ for 2022.

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Liens

[1] <https://www.georisques.gouv.fr/>

[2] <http://www.georisques.gouv.fr/>