



# **INVALIDES/TOUR MAUBOURG-2 ROOMS RENOVATED - 75007**

Rue de la Comète

### On request

Apartment 51,0 m2 Floor: 1

Rooms: 2 Bedrooms: 1 Bathrooms: 1

INVALIDES/TOUR MAUBOURG - 2 ROOMS - RENOVATED - 75007 Located on Rue de la Comète, just a stone's throw away from Tour-Maubourg and Esplanade des Invalides. Within an attractive condominium with an elevator, this 51 sqm apartment comprises 2 rooms on the first floor facing the courtyard.

It consists of a spacious living area with an open, fitted, and equipped kitchen, a bedroom, a shower room, and a toilet.

Everything has been recently renovated tastefully. Individual electric heating. Highly sought-after neighborhood.

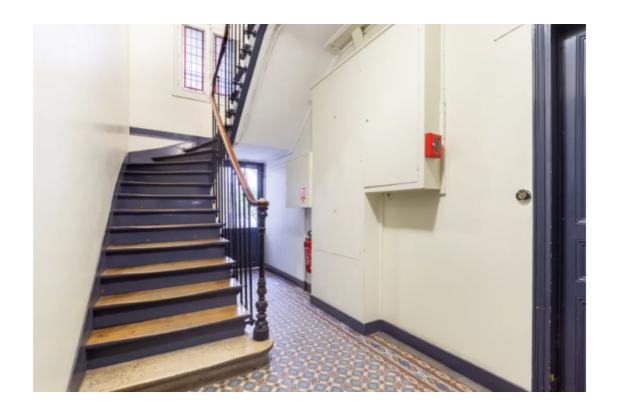
This property includes a spacious cellar. 2 units for sale. Property within a condominium, no ongoing legal procedures in the building.

Annual charges amount to 1936 euros.

Information regarding the potential risks to which this property is exposed can be found on the Georisques website: <a href="www.georisques.gouv.fr">www.georisques.gouv.fr</a> [1]







### **Details**

- Living room with an openplan fitted kitchen
- Large bedroom
- Shower room with WC
- Cellar

## **Additionally**

- West-facing exposure
- Excellent condition
- Water heater, individual
- Electric heating
- Contemporary style
- Year of renovation: 2023

## **Legal information**

- Energy Conventional consumption: 274 kWhEP/m².year (E)
- Energy Estimated emissions: 9 kg CO2/m².year
  (B)
- Information about the risks this property is exposed to can be found on the Georisques website: <a href="https://www.georisques.gouv.fr">www.georisques.gouv.fr</a> [1].
- 2 units for sale
- Annual charges amount to 2000 euros.
- Property tax: 920 euros per year
- No ongoing legal procedures within the condominium.

VENDOME ESTATE 9, av Rapp 75007 Paris

Email : contact@vendome-estate.com, tel. +33 (0)1 45 33 81 16 site www.vendome-estate.com Carte de Transaction Immobilières N° CPI 75012015000000883 RCS Paris – 517436036 - N° TVA FR48517436036

#### Liens

[1] http://www.georisques.gouv.fr/