VENDÔME ESTATE



# SOLD - TOUR MAUBOURG-2 ROOMS RENOVATED - 75007

Rue de la Comète

On request

| | | |
|---|---|---|
| Apartment | Rooms: 2 | Bathrooms: 1 |
| 51,0 m2 | Bedrooms: 1 | |
| Floor: 1 | | |

SOLD - 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: www.georisques.gouv.fr [1]







## Details

- Living room with an open-plan 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: www.georisques.gouv.fr [1].
- 2 units for sale
- Annual charges amount to 2000 euros.
- Property tax: 920 euros per year
- No ongoing legal procedures within the condominium.
- Agency fees 3% TTC payble by the vendor

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