VENDÔME ESTATE



SOLD - PONT DE L'ALMA - 2 ROOMS - BALCONS - VUE

avenue Rapp

On request

Apartment 65,7 m2 Floor: 7	Rooms: 3 Bedrooms: 2	Bathrooms: 1

SOLD OUT

IDEAL PIED A TERRE, located on the 7th floor of a beautiful well-maintained upscale residence with a concierge on the premises, just steps away from the Eiffel Tower and the Seine Riverbanks.

A 3-room apartment with two bedrooms spanning 65.71 square meters on the floor, in good condition, featuring two balconies offering a unique view of Paris' monuments and rooftops. It comprises an entrance with a closet and hallway, a living room with a balcony (overlooking a charming inner garden), a semi-open equipped kitchen, two bedrooms with a balcony overlooking Paris, a bathroom, and separate toilets.

Very bright with a ceiling height of 3 meters. The apartment has few load-bearing walls, allowing for flexibility in layout changes. It has central heating and includes a cellar.

This property is part of a condominium with 2 units for sale. Annual charges amount to €4,600, and there are no legal proceedings within the condominium. Property tax is €853 per year.

PRICE: 995,000 Euros including agency fees of 5% (including VAT) payable by the buyer. Net selling price: 945,000 euros.

Information on the risks associated with this property is available on the Géorisques website: www.georisques.gouv.fr [1]







Details

- Entrance: 7.7 sqm
- Hallway: 1.41 sqm
- Bedroom: 13.25 sqm
- Bedroom: 8.98 sqm
- Living room: 20.41 sqm
- Hallway: 0.66 sqm
- Bathroom: 3.26 sqm
- Toilet: 1.34 sqm
- Equipped kitchen: 8.7 sqm
- Cellar

Additionally

- ?North-east, South-west
- Excellent condition
- Boiler, Collective
- Hot water, Central, Collective
- Contemporary style
- Built in 1972

Legal information

- Energy - Conventional energy consumption 295 kWhEP/m².year (E)
- Energy - Estimated emissions 53 kg CO2/m².year (E)
- Information about the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr [1].
- 2 units for sale
- Annual charges are 4600 euros.
- Property tax is 853 euros per year.
- No ongoing legal proceedings within the condominium

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