

3/4-ROOM APARTMENT - PARIS 14TH ARRONDISSEMENT- DISTRICTS SAINT-

1 085 000 €

Ref 85951817

Paris 14ème - Apartment 963 sq ft

VANEAU
Luxury Real Estate



About this property

In the heart of the 14th arrondissement of Paris, very close to Boulevard Saint-Jacques, Denfert-Rochereau district and Parc Montsouris, VANEAU is pleased to present a 89.48 m² (Carrez surface area), through-view, quiet apartment in a secure 1970s residence, on the 3rd floor with elevator. The apartment comprises an entrance hall leading to a 46m² living room opening onto a balcony, and a dining room opening onto a second balcony on the courtyard side, with an unobstructed view. Adjoining is a separate fitted and equipped kitchen. The apartment faces east-west. Formerly refurbished by an interior designer, the apartment is highly functional, with plenty of custom-made storage space. A corridor leads to two bedrooms (11 m² and 12 m²), a shower room with toilet, a dressing room and a guest toilet that can be converted into a shower room. In very good general condition, no renovation work is required. In a well-maintained condominium with no janitor, close to transport (lines 4 and 6 and RER B), shops and schools, this apartment is ideal for a family setting at the foot of the Saint-Jacques metro station. Additional features include a basement lock-up and cellar. VANEAU - Luxury Real Estate INFORMATIONS LOI ALUR : Honoraires À la charge du mandant. Energie primaire DPE : C (158 kWh/m²/an) - GES : C (23 kgCO₂/m²/an). Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1170 euros et 1640 euros par an (prix moyens des énergies indexés au 1er janvier 2023 à abonnement compris). Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

Vaneau 9ème

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VANEAU 9th

58 , rue de châteaudun 75009
Paris

Price : 1 085 000 €

Surface : 963 sq ft

Rooms : 3

Bedrooms : 2

Floors : 7

Bathrooms : 0

Shower rooms : 1

Cellar : Yes

Elevator : Yes

Digicode : Yes

Intercom : Yes

Alarm : Yes

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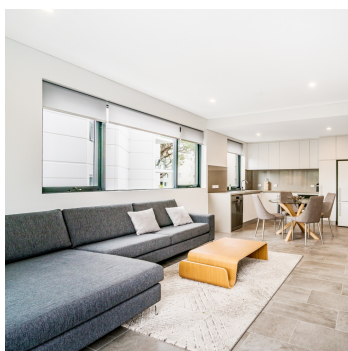
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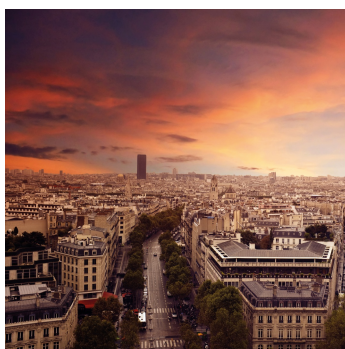
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

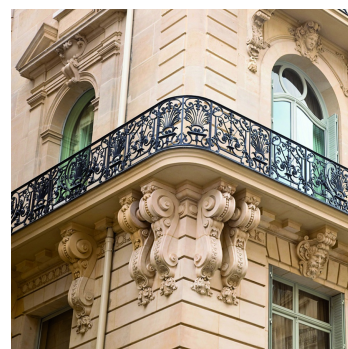
30 ans d'expérience en vente
viagère



VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU C'EST AUSSI



VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie



VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf



GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris



COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés