

LOUIS BLANC CHARMING 2P 40M² PARIS XÈME

358 000 €

Ref 85625553E

Paris 10ème - Apartment 428 sq ft

VANEAU
Luxury Real Estate



Proposition d'aménagement virtuel non contractuel

About this property

Groupe Vaneau is pleased to present an exclusive, charming 39,44m² Carrez two-bedroom on courtyard, located on the 3rd floor by staircase. Comprising an entrance hall opening onto a living room, bedroom, kitchen/diner, shower room and separate WC, plus a basement cellar. Close to the Canal, close to the Quai de Jemmapes design school, metro lines 4, 5 and 7, Gare de l'Est and Gare du Nord stations and RER lines. Ideal pied à terre. INFORMATION LOI ALUR : Property subject to co-ownership status. Co-ownership including 31 main residential lots. Average annual running charges: 1945 Euros. No current proceedings under articles 29-1 A and 29-1 of law no. 65.557 of July 10, 1965 and article L.615. Fees payable by the principal. Primary energy DPE: F (361 kWh/m²/year) - GHG: B (11 kgCO₂/m²/year). Estimated annual energy costs for standard use: between euros1110 and euros1550 per year (average energy prices indexed to January 1, 2023 - including subscription). Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr

Vaneau 9ème

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VANEAU 9th

58, rue de châteaudun 75009

Paris

Price : 358 000 €

Surface : 428 sq ft

Rooms : 2

Bedrooms : 1

Floors : 6

Bathrooms : 0

Shower rooms : 1

Digicode : Yes

Intercom : Yes

Caretaker : Yes

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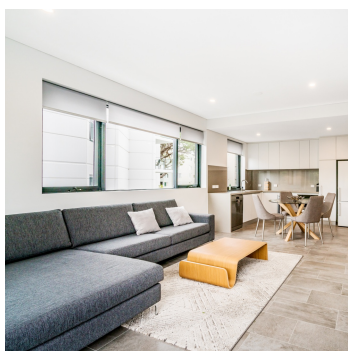
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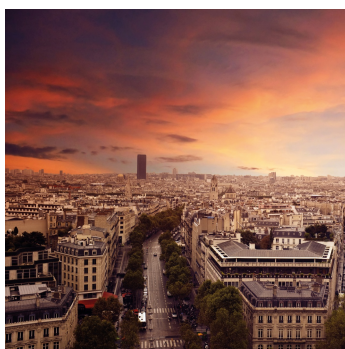
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

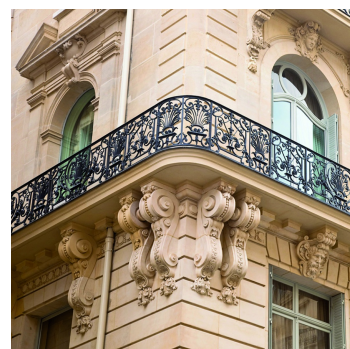
30 ans d'expérience en vente
viagère



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