

DUPLEX - PARIS XV

4 204 €

Ref 86078412A

Paris 15ème - Apartment 1475 sq ft

VANEAU
Luxury Real Estate



About this property

Place d'Alleray - Charming duplex apartment with two 137.02m² terraces on the 10th and 11th floors of a well-kept, secure condominium with janitor. Via elevator, on the top floor, you enter this bright apartment via a spacious entrance opening onto a 32m² living room opening onto a 29m² terrace, a large fitted and equipped kitchen/bar with unobstructed view, a laundry room and a separate toilet. A parquet staircase leads to the first floor, where you'll find the sleeping area, three bedrooms with storage space, including an en suite bathroom, a shower room and a separate toilet. In one of the bedrooms, you'll enjoy a 360° view of 3 monuments: the Eiffel Tower, Tour Maubourg and the Sacré-Cœur Basilica. Included in the rent: a 10m² cellar and a 14m² secure parking space with elevator access. Furnished lease (in progress), possibility of bringing your own furniture. Bicycle room, Bright, quiet, sunny, functional. Collective heating and hot water, included in utilities. ***FREE IMMEDIATELY*** Zone subject to rent control: Increased reference rent: euros4521.67 excluding charges Base rent: 3768.05euros excluding charges Rent supplement: euros0.00 Rent: 3668.62euros/month Provisions for service charges: 535.00euros/month Security deposit: 7337.24euros incl. VAT TENANT FEES : If lease subject to the law of July 6, 1989 PRINCIPAL residence = 506.25euros incl. VAT, made up as follows : - 1644.24euros incl. VAT (i.e. 12euros/m² for organization, visits, file preparation and lease drafting) - 411.06euros incl. VAT (i.e. 3euros/sq.m for initial inventory of fixtures) If Civil Code lease, not subject to the law of July 6, 1989 In a SECONDARY residence or CORPORATE LEASE as follows: - 4402.34euros incl. VAT (10% of annual rent excl. charges) - 411.06euros incl. VAT (Etat des lieux Entrée 3euros/m²) Information on the risks to which this property is exposed is available on the following website <http://www.georisques.gouv.fr>

Vaneau Sèvres Lecourbe

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VANEAU SÈVRES-

LECOURBE 15th

58 , rue Lecourbe 75015 Paris

Price : 4 204 €

Surface : 1475 sq ft

Rooms : 6

Bedrooms : 3

Floors : 11

Bathrooms : 1

Shower rooms : 1

Elevator : Yes

Digicode : Yes

Intercom : Yes

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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