

## SPACIOUS AND FUNCTIONAL 4-ROOM APARTMENT

5 900 €

Ref 86067008A

Paris 8ème - Apartment 1518 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

**RENTAL** - Elegant apartment in the heart of Paris 8th district A few steps from Rue du Faubourg Saint-Honoré, elegant 141 m2 apartment, renovated at the end of 2019, in a Haussmann stone building dating from 1890, on the 3rd floor with elevator and janitor. It comprises : a large entrance hall, a double living room (65 m2) with three balconies, original fireplaces and moldings, 3.20 mt under the ceiling, solid wood parquet flooring, a large, modern, fully-equipped dining kitchen by Binova (solid cherry wood cupboards, black granite top, 5 gas stoves, traditional multi-function oven, microwave oven, fridge-freezer, dishwasher), two bedrooms, marble bathroom (with bath, WC and bidet), marble shower room (with washing machine), separate WC, very large dressing room. A 15 m2 cellar in the basement completes the apartment. Individual gas heating and hot water. Secure building with video surveillance, janitor and entry codes. The apartment is very quiet and bright. The two bedrooms (south-facing) and the dining kitchen (east-facing) open onto a large, quiet private courtyard, while the double living room overlooks Rue de Miromesnil and faces south-west. The apartment will be rented furnished (designer furniture by Cinna, Silvera, Frigerio). Just 20 meters from the Miromesnil metro station (lines 9 and 13) and several bus stops. Close to all amenities (including bakeries, supermarkets, butchers, fruit and vegetable stores, etc.), banks, museums, theaters, concert halls, cinemas, haute couture and luxury boutiques, and Parc Monceau. Adequate income and guarantees required. **AVAILABLE IMMEDIATELY.** Rental conditions: Monthly rent: euros5,900 including charges Fixed rental charges: euros450 Security deposit: euros11,800 (two months' rent) or euros17,700 (three months' rent), depending on guarantees submitted Civil Code leases only (second home or corporate lease) Fees payable by tenant: euros6,592.32 incl. VAT (i.e. 10% incl. VAT of annual rent

### Vaneau Saint-Honoré

✉ [saint-honore@vaneau.fr](mailto:saint-honore@vaneau.fr)

P **+33 (0)1 40 75 75 75**

**VANEAU SAINT-HONORÉ**  
8th

111 , rue du faubourg saint-honoré 75008 Paris

**Price :** 5 900 €

**Surface :** 1518 sq ft

**Rooms :** 4

**Bedrooms :** 2

**Bathrooms :** 1

**Shower rooms :** 1

**Elevator :** Yes

excluding charges) Available immediately - guaranteed love at first sight. Information on the risks to which this property is exposed is available on the website : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Our fees are available on : [www.vaneau.fr/fr/nos-honoraire-paris-neuilly](http://www.vaneau.fr/fr/nos-honoraire-paris-neuilly)

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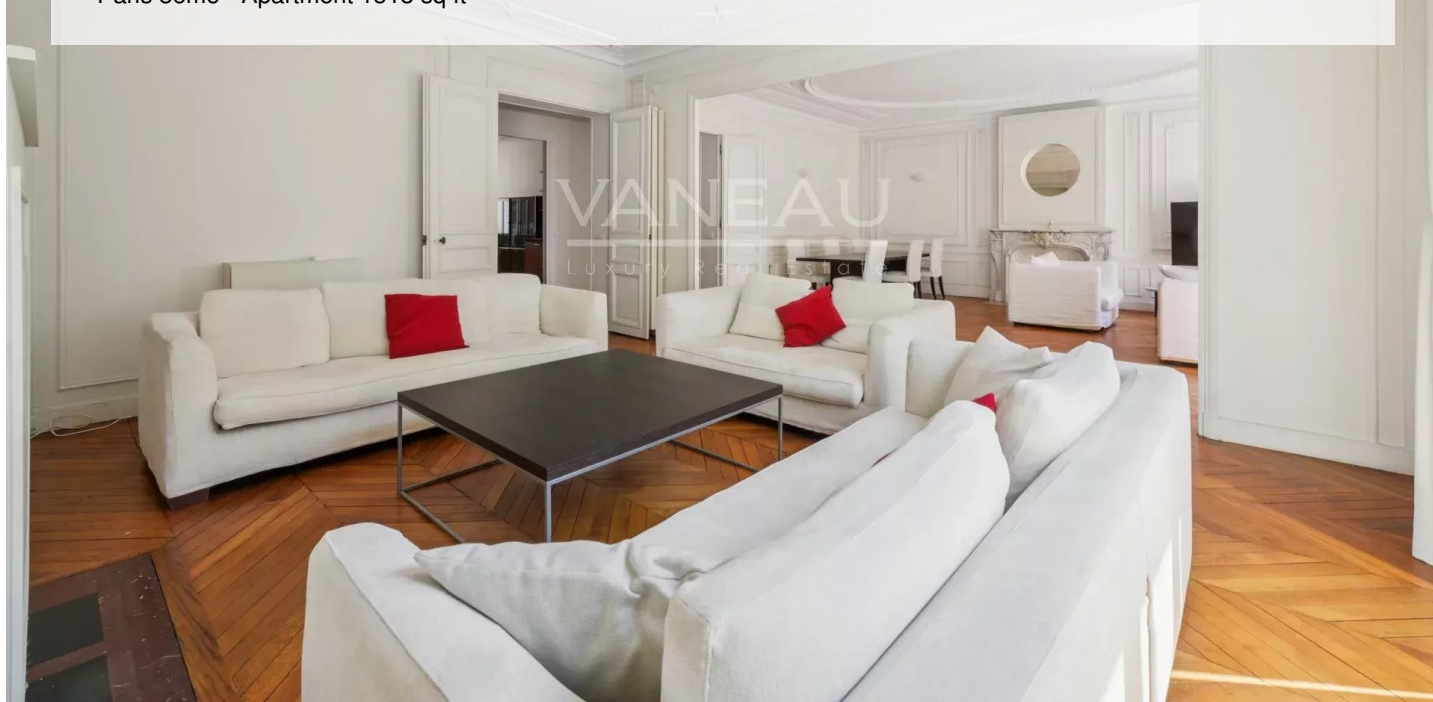
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### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### **VANEAU**

Immobilier de prestige depuis  
1972



### **VANEAU VIAGER**

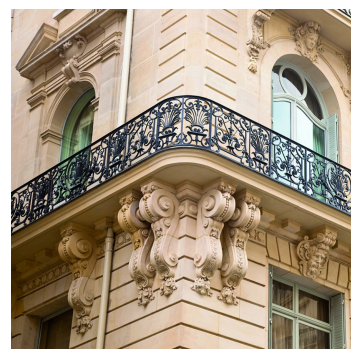
30 ans d'expérience en vente  
viagère



### **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