

PARIS IVE - SAINT PAUL - 3 ROOMS RENOVATED ECD B

702 000 €

Ref 84774290K

Paris 4ème - Apartment 516 sq ft

VANEAU
Luxury Real Estate



About this property

At the foot of the Saint Paul metro station (Line 1), Groupe VANEAU invites you to discover, on the 3rd floor by staircase of a perfectly maintained 18th century condominium, a 3-room apartment of 47.94 m2 Loi Carrez, entirely renovated with an optimized floor plan. Facing onto inner courtyards, it comprises an entrance hall with cupboard, a beautiful 23 m2 living room with open-plan fitted and equipped kitchen, two bedrooms with cupboards and a shower room with toilet. The high-quality renovation, carried out by Jouvence, a Cogedim Group company specializing in the refurbishment of exceptional properties, includes thermal insulation, resulting in a DPE B rating. The work is covered by a ten-year warranty. The condominium is perfectly maintained (no work required) and has bicycle racks in the courtyard. DPE: B - Estimated annual energy costs: between euros370 and euros540 Loi ALUR: Number of lots in co-ownership: 36 - Annual co-ownership charges: 1,404 euros - Percentages: 467/10039 of general common areas - Property tax: 931 euros - No legal proceedings in progress. Buyer's fees: 3.6% inc. tax. Net selling price: 677,606 euros. Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr Details of our prices: www.vaneau.fr/fr/nos-honoraire-paris-neuilly. VANEAU, prestige real estate since 1972. A major player in upmarket Parisian real estate for over 40 years, with more than 100 employees, VANEAU now has 25 branches and offices ideally located in Paris, Neuilly, Boulogne, Cannes, Nice, Brussels and Marrakech,

Vaneau Marais

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VANEAU MARAIS 3rd
39 , rue de Turenne 75003
Paris

Price : 702 000 €

Surface : 516 sq ft

Rooms : 3

Bedrooms : 2

Floors : 4

Bathrooms : 0

Shower rooms : 1

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