

PARIS 12TH - ALIGRE / GARE DE LYON - QUIET TWO-ROOM APARTMENT WI

345 000 €

Ref 85902815E

Paris 12ème - Apartment 372 sq ft

VANEAU
Luxury Real Estate



About this property

Groupe Vaneau invites you to discover, in the heart of the highly sought-after Aligre district, 100 m from the Aligre market and 4 minutes from the Ledru-Rollin metro station (line 8), on the first floor overlooking the courtyard of a beautiful early 20th century freestone building, a two-room 34.60 m² Carrez law apartment (34.86 m² on the ground) with no loss of space. It comprises an entrance hall, attractive 19 m² living room with open-plan fitted and equipped kitchen, 11 m² bedroom, shower room and separate toilet. It boasts high ceilings (3 m). A basement cellar completes this property. You'll appreciate its location, optimized floor plan and quiet location. The ECD could be improved by replacing the windows and the individual gas-fired boiler. Liberal professions authorized. Loi ALUR: DPE: F - Estimated annual energy costs: between euros1,190 and euros1,660 - Number of lots in co-ownership: 24 - Annual co-ownership charges: euros1,331 - Percentages: 49/1027 of general common areas - No legal proceedings underway. Fees payable by the purchaser: 6% inc. VAT - Net selling price: 325,472 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-honoraires-paris-neuilly. VANEAU, prestige real estate since 1972. A major player in upmarket Parisian real estate for over 50 years, with more than 100 employees, VANEAU now has 25 branches and offices ideally located in Paris, Neuilly, Boulogne, Cannes, Nice, Brussels, Marrakech, Miami and Dubai.

Vaneau Marais

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VANEAU MARAIS 3rd
39, rue de Turenne 75003
Paris

Price : 345 000 €

Surface : 372 sq ft

Rooms : 2

Bedrooms : 1

Floors : 7

Bathrooms : 0

Shower rooms : 1

Cellar : 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