

PARIS XIIE - BEL-AIR - PRIVATE MANSION WITH GARDEN 280 M2

2 380 000 €

Ref 86461026E

Paris 12ème - Mansion 2903 sq ft

VANEAU
Luxury Real Estate



About this property

Rare - In the Bel-Air district, between Place Daumesnil and Saint Mandé, 500 m from the Bois de Vincennes, Groupe Vaneau is pleased to present a beautiful Art Deco mansion of 269.69 m² Loi Carrez (floor area 305.56 m²) with a 280 m² garden. Benefiting from preserved old-world charm (solid parquet floors, fireplaces) and arranged over 4 levels, the first floor comprises an entrance hall with cupboards and closets, 26.7 m² southeast-facing living room, 18.3 m² dining room, separate kitchen opening onto the dining room, study, shower room and toilet. You'll appreciate the 3.05m high ceilings. Second floor: 3 bedrooms (18.7 m², 16 m² and 15 m²), bathroom and toilet. Second floor: 4 bedrooms (12.4 m², 12.1 m², 12.1 m² and 10 m² respectively), bathroom and toilet. The mezzanine features a vast games room, workshop, laundry room and cellar. This private mansion benefits from a driveway for parking two cars and a 280 m² private garden. Work is required to restore it to its former glory. You'll appreciate the charm and potential of this exceptional property. It is possible to restore it to its former glory, convert it into a condominium or coliving (without commercialization). It is also suitable for professional use. ECD: G / GHG: G - Estimated annual energy costs: between 8750 euros and 11890 euros Loi ALUR: Number of lots in co-ownership: 6 - Annual co-ownership charges: 0 euros - Percentages: 505/1000 of general common areas - Property tax: 4112 euros. No legal proceedings in progress. Fees at seller's expense Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr Details of our prices: www.vaneau.fr/fr/nos-honoraire-paris-neuilly.

Vaneau Marais

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VANEAU MARAIS 3rd

39, rue de Turenne 75003
Paris

Price : 2 380 000 €

Surface : 2903 sq ft

Rooms : 9

Bedrooms : 7

Floors : 2

Bathrooms : 2

Shower rooms : 1

Garden : Yes

Cellar : Yes

Intercom : Yes

Alarm : Yes

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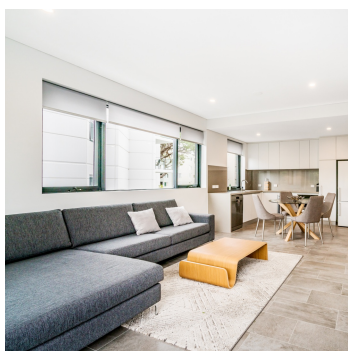
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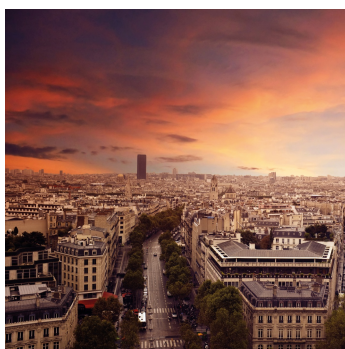
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

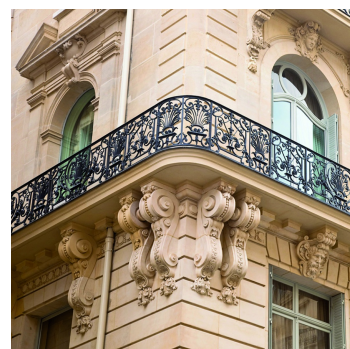
30 ans d'expérience en vente
viagère



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