

PARIS IXE - SAINT GEORGES / RUE DES MARTYRS - RENOVATED TOWNHOUS

1 980 000 €

Ref 849175170

Paris 9ème - Apartment 1634 sq ft

VANEAU
Luxury Real Estate



About this property

RARE - Saint Georges / Rue des Martyrs - Groupe VANEAU offers you, in a small, well-maintained condominium, a beautiful, fully renovated town house of 151.80 m2 Loi Carrez (157.23 m2 on the ground) with a 42 m2 roof terrace. It benefits from a highly sought-after location, an optimized floor plan and quality finishes. Organized over 5 levels, the first floor comprises an entrance hall, beautiful bedroom with ensuite shower room and toilet. Second floor: second bedroom, shower room and large dressing room. Second floor: third bedroom, bathroom with bath and shower, and large dressing room. Third floor: spacious 36.5 m2 living room facing SOUTH and WEST, with open-plan fitted and equipped kitchen. Ceiling height 2.90 m. The top floor features a 42 m2 roof terrace accessible via a wide staircase. Three independent toilets on the half-landings. The house is air-conditioned. An interior elevator can be installed. The high-quality renovation, carried out by JOUVENCE, a Cogedim Group company specializing in the renovation of exceptional properties, includes thermal insulation, resulting in a DPE C rating. The work is covered by a ten-year warranty. DPE: C - Estimated annual energy costs: between 1,940 euros and 2,670 euros Loi ALUR: Number of lots in co-ownership: 21 - Annual co-ownership charges: 5,000 euros. Percentages: 1507/10047ths of general common areas. Property tax: 2405 euros. No legal proceedings in progress. Fees at buyer's expense. Agency commission: 3.6% incl. VAT. Net selling price : 1 911 196 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 Marais

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VANEAU MARAIS 3rd

39 , rue de Turenne 75003
Paris

Price : 1 980 000 €

Surface : 1634 sq ft

Rooms : 5

Bedrooms : 3

Floors : 3

Bathrooms : 1

Shower rooms : 2

Digicode : Yes

Terrace : 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