

## PARIS XIVE - RUE DES PLANTES - 3 ROOMS RENOVATED ECD B

555 300 €

Ref 84308014I

Paris 14ème - Apartment 541 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Just a stone's throw from Place Victor et HÃ©lÃ©ne Basch, close to all the shops on Rue d'AlÃ©sia, on the 3rd floor by staircase of a well-maintained early 20th century condominium, a fully-renovated 50.29 m2 Loi Carrez 3-room apartment. The high-quality renovation, carried out by Jouvence, a Cogedim Group company specializing in the refurbishment of exceptional properties, includes thermal and sound insulation, resulting in a DPE B rating. The work is covered by a ten-year warranty. This courtyard apartment comprises a south-west-facing living room with open-plan fitted and equipped kitchen, two bedrooms, dressing room and shower room with toilet. The apartment boasts 2.70 m high ceilings and all the charm of antiques (parquet flooring, moldings and fireplace). Two cellars in the basement complete this property. You'll particularly appreciate its sought-after location, brightness and charm. Liberal professions authorized. ECD: B - Estimated annual energy costs: between 450 euros and 640 euros Buyer's fees: 3.6% inc. VAT - Net selling price: 536,004 euros Loi ALUR: Number of lots in co-ownership: 132 - Annual co-ownership charges: 2,043 euros - Percentages: 274/10,000emes of general common areas - No legal proceedings in progress. Information on the risks to which this property is exposed is available on the GÃ©orisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Details of our rates: [www.vaneau.fr/fr/nos-honoraires-paris-neuilly](http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly).

### Vaneau Luxembourg

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VANEAU LUXEMBOURG 6th  
13, rue Vavin 75006 Paris

**Price :** 555 300 €

**Surface :** 541 sq ft

**Rooms :** 3

**Bedrooms :** 2

**Floors :** 6

**Bathrooms :** 0

**Shower rooms :** 1

**Cellar :** Yes

**Digicode :** Yes

**Caretaker :** Yes

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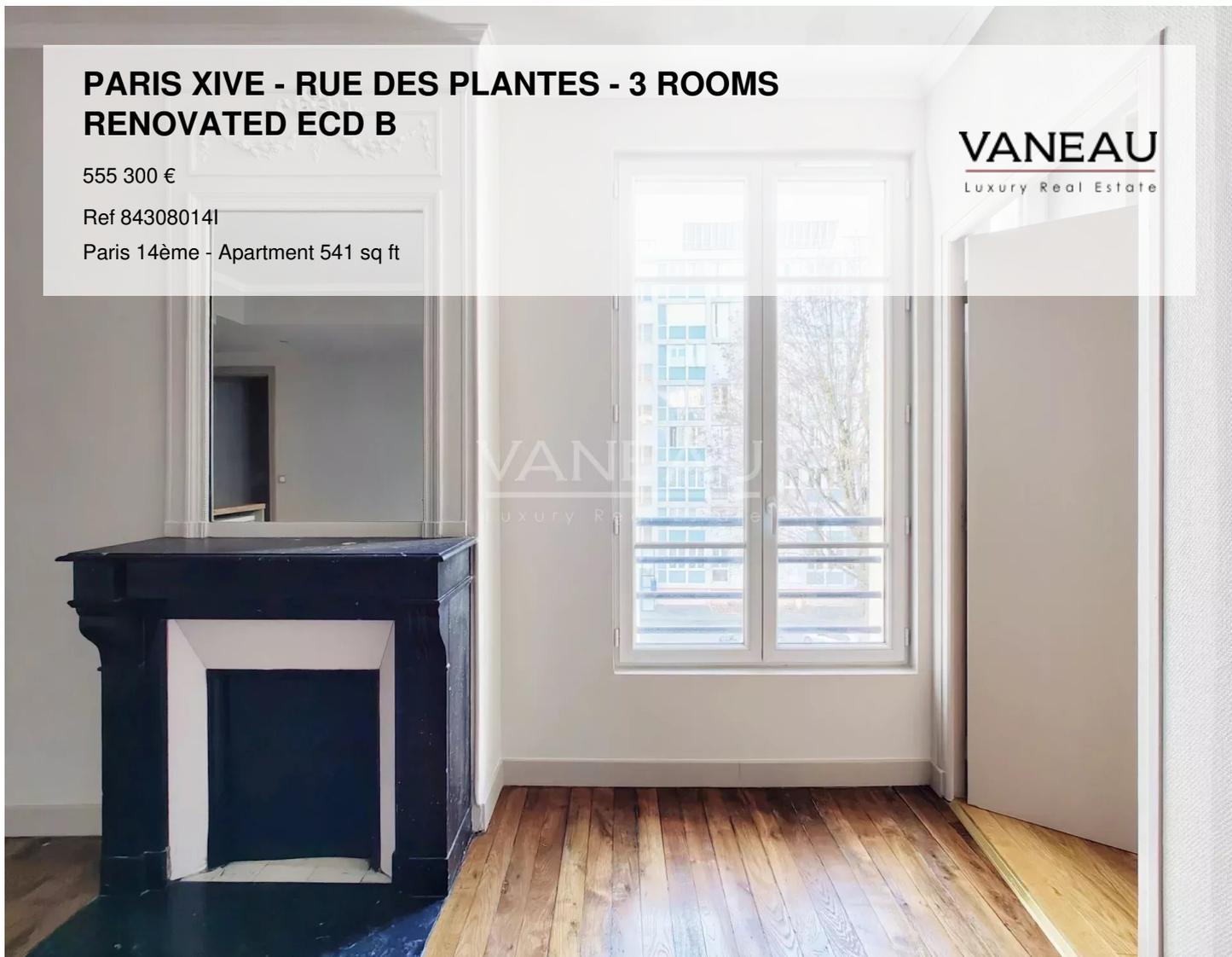
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### VANEAU LOCATION

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