

# PARIS XIVE - PORT ROYAL - BALCONY, OPEN VIEW.

1 195 000 €

Ref 86168696C

Paris 14ème - Apartment 900 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Located on avenue de l'Observatoire, in a recent luxury building, the VANEAU group presents a three-room apartment with a surface area of 83.61 m<sup>2</sup> loi Carrez and a balcony of 10.94 m<sup>2</sup> on the 2nd floor served by an elevator. It comprises an entrance hall, fitted kitchen with pantry, living room, two bedrooms, hallway, shower room and separate toilet. A cellar completes the property. The property is in very good condition, sunny, with unobstructed views, double-glazed. Loi ALUR: DPE: E - Estimated annual energy costs: between euros1,500 and euros2,070 - Number of lots in co-ownership: 47 - Annual co-ownership charges: euros6,244.72 - Percentages: 779/10,000 of general common areas No legal proceedings in progress. Fees payable by the vendor. 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 prices: [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 :** 1 195 000 €

**Surface :** 900 sq ft

**Rooms :** 3

**Bedrooms :** 2

**Floors :** 7

**Bathrooms :** 0

**Shower rooms :** 1

**Elevator :** Yes

**Digicode :** Yes

**Intercom :** Yes

**Caretaker :** 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