

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

2 380 000 €

Ref 86461026L

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-honoraires-paris-neuilly.

Vaneau Luxembourg

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VANEAU LUXEMBOURG 6th
13, rue Vavin 75006 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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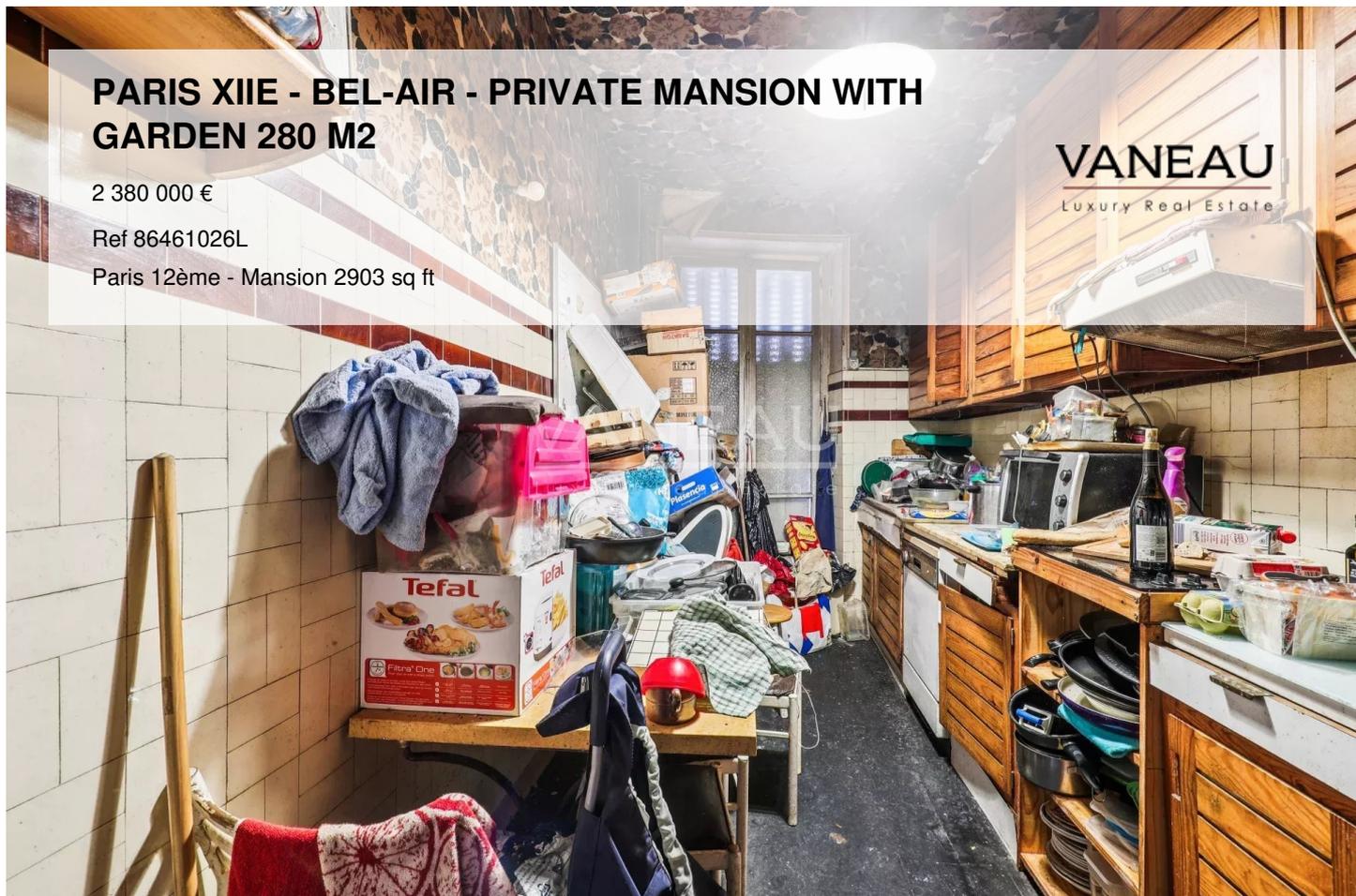
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VANEAU DIGITAL NEUF

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GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris



COURTAGE CRÉDITS

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1200 signatures par an

1000 immeubles par an

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