

# PARIS XIVE - RUE DES PLANTES - 2 ROOMS BRIGHT QUIET RENOVATED EC

419 400 €

Ref 84308010AF

Paris 14ème - Apartment 406 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 5th floor by staircase of a well-maintained early 20th century condominium, a fully renovated 2-room 37.72 m2 Loi Carrez apartment. The high-quality renovation, carried out by Jouvence, a Cogedim 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. Overlooking the street and courtyard, it comprises an entrance hall, living room with parquet flooring, moldings and Prussian stove, bedroom overlooking the courtyard, independent fitted and equipped kitchen, shower room with toilet. A basement cellar completes the property. The apartment boasts 2.70 m high ceilings and all the charm of a bygone era. You'll particularly appreciate its sought-after location, brightness and charm. Liberal professions permitted. We have the same type of apartment on the 3rd and 4th floors. Please do not hesitate to contact us for further information. ECD: B / GHG: A - Estimated annual energy costs: between euros410 and euros600 Loi ALUR: Number of lots in co-ownership: 132 - Annual co-ownership charges: 1429 euros - Percentages: 197/10,000 of general common areas - No legal proceedings underway. Fees at seller's expense. 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 :** 419 400 €

**Surface :** 406 sq ft

**Rooms :** 2

**Bedrooms :** 1

**Floors :** 6

**Bathrooms :** 0

**Shower rooms :** 1

**Cellar :** Yes

**Digicode :** 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