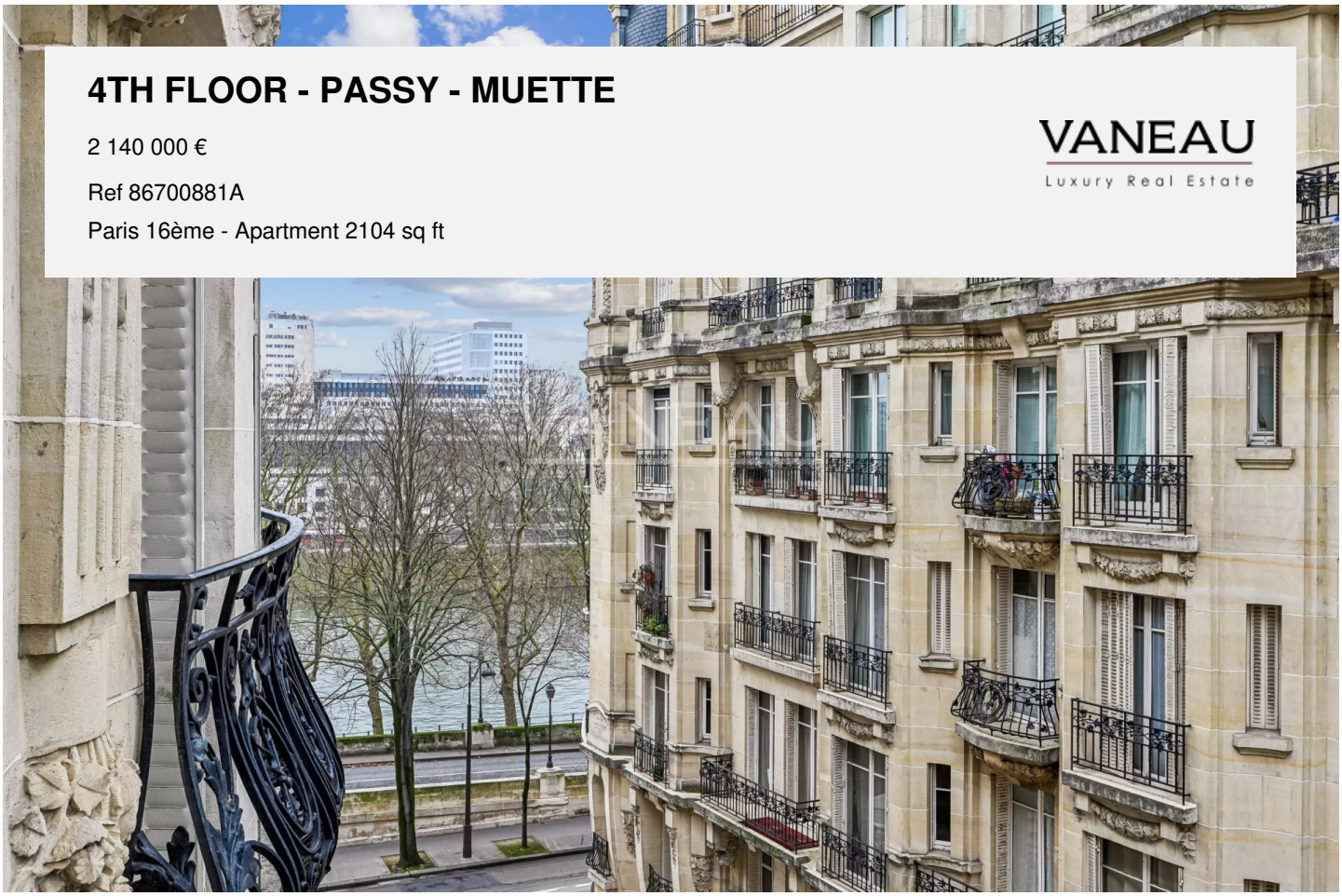
4TH FLOOR - PASSY - MUETTE

2 140 000 €

Ref 86700881A

Paris 16ème - Apartment 2104 sq ft

VANEAU
Luxury Real Estate



About this property

Exclusivity - Set in an elegant Haussmann-style building built in 1913 in 'pierre de taille' stone, with finely decorated facades and beautiful ironwork, this apartment captivates with its refined charm. In a quiet Passy street, right next to the metro, it enjoys a privileged location, a stone's throw from Franklin, not far from Gerson and Parc de Passy, and just a five-minute walk from the shops and gourmet addresses of Rue de Passy. Located on the 4th floor by elevator, this beautiful, light-filled, walk-through apartment (137.52 mÂ² loi Carrez) features 3 m high ceilings, a double reception room with south-west exposure and preserved character: wood panelling, moldings, parquet flooring and fireplaces. It also includes a dining room, an independent fitted kitchen, a bedroom with bathroom and toilet, two other bedrooms, one with storage space and en-suite shower room, and a third shower room. A cellar completes this quality property. Indissociable and included in the price on the 7th floor: - Two studios of 17.75m2 and 18.73m2 - Two bedrooms of 9.15m2 and 8.95m2 - An annex of 3.4m2 - A cellar (In very good condition - Rentable 41.8 euros/m2) Loi Alur : Mandat nÂ° 21818 - Fees charged by the vendor. Number of condominium lots : 8 - Average running charges 535 eur/month - No current proceedings (articles 29-1A/29-1 loi 65-557, L.615-6 du CCH) Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr - Details of our rates at http://www.vaneau.fr/fr/nos-honoraires-paris-neuillyhonoraires-paris-ne…

Vaneau Bac Saint-Germain

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VANEAU BAC SAINT-GERMAIN 7th
25 , rue Vaneau 75007 Paris

Price : 2 140 000 €

Surface : 2104 sq ft

Rooms : 5

Bedrooms : 3

Floors : 7

Bathrooms : 1

Shower rooms : 2

Cellar : Yes

Elevator : Yes

Digicode : Yes

Intercom : Yes

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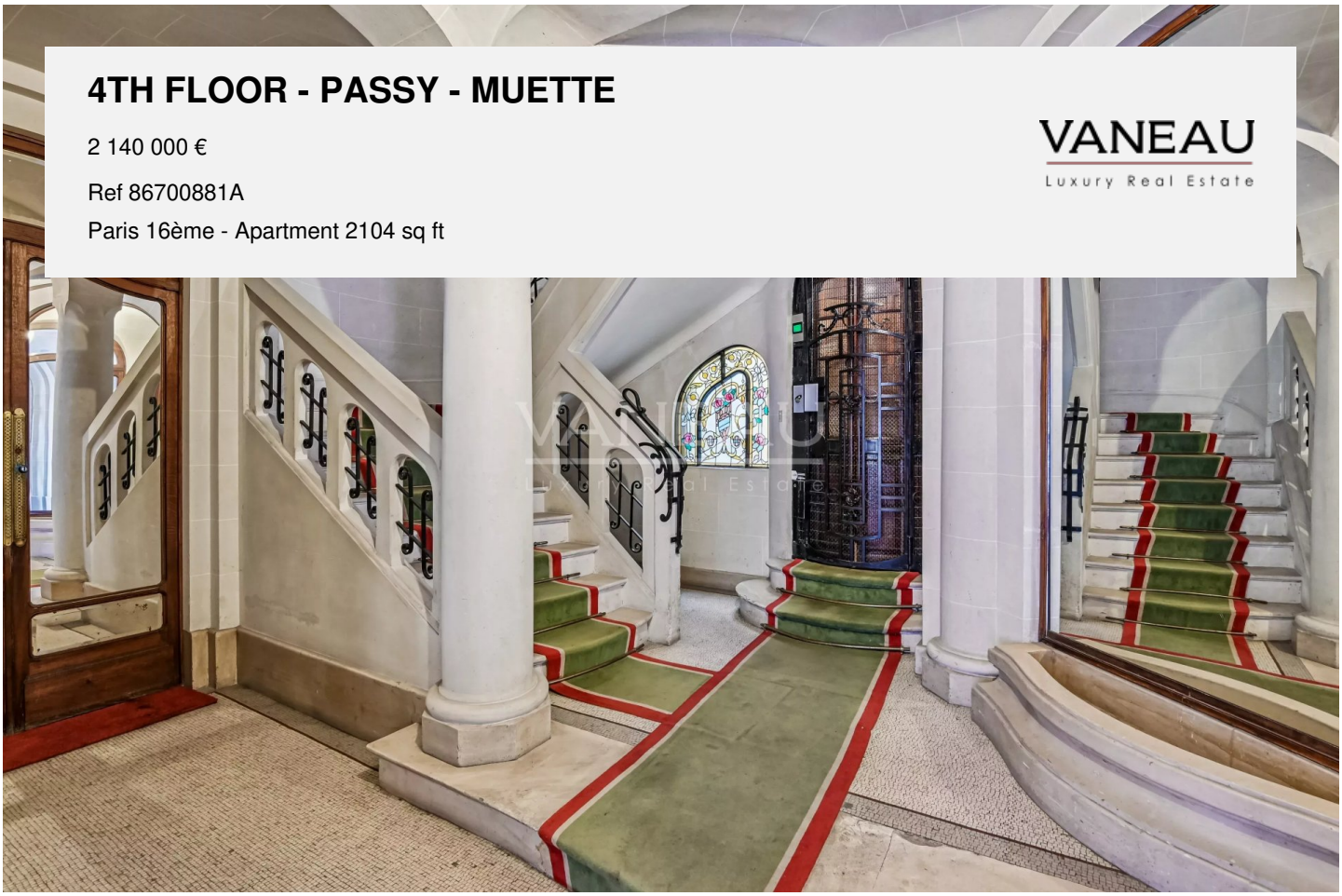

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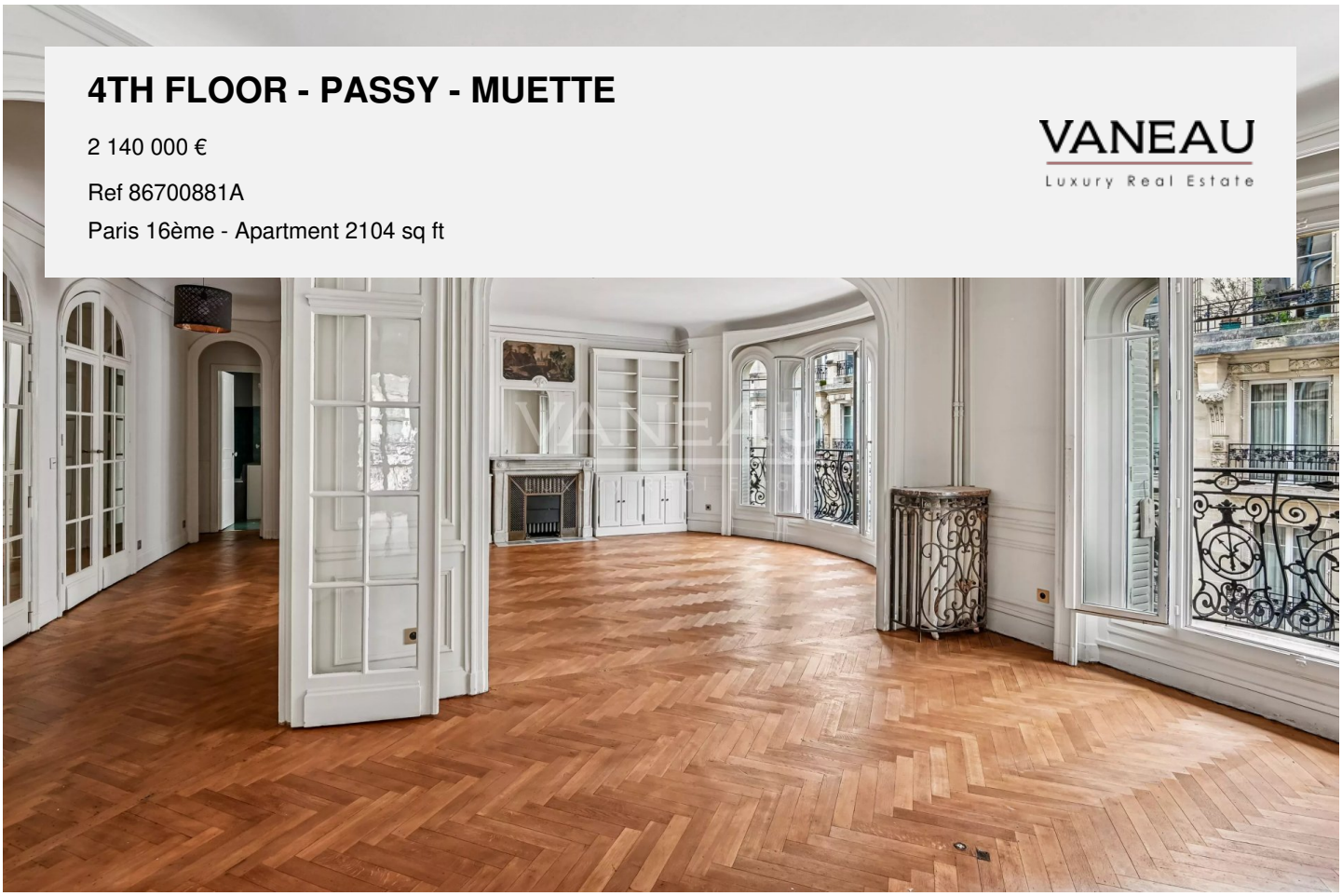

VANEAU

Immobilier de prestige depuis 1972

VANEAU LOCATION

Une équipe dédiée à Paris, Neuilly et Boulogne

VANEAU VIAGER

30 ans d'expérience en vente viagère

VANEAU

C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

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**