

## 4TH FLOOR – PASSY - MUETTE

1 650 000 €

Ref 86701715A

Paris 16ème - Apartment 1480 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Exclusive - Within an elegant Haussmann-style stone building dating from 1913, with finely decorated facades and beautiful ironwork, this apartment charms with its refined elegance. Located on a quiet street in Passy, close to the metro, it benefits from a privileged location, just steps from Franklin, not far from Gerson and Passy Park, only five minutes walk from shops and gourmet addresses on Passy Street. Situated on the 4th floor with elevator, this beautiful crossing and bright apartment of 137.52 m<sup>2</sup> Carrez law appeals with its 3m high ceilings, its double reception facing southwest, and its preserved character: woodwork, moldings, parquet flooring, and fireplaces. It also includes a dining room, an independent equipped kitchen, a bedroom with a bathroom, toilets, two other bedrooms, one with storage and an adjoining shower room, as well as a third water room. A cellar completes this quality property. Indissociable from the sale of the main apartment for 490,000 euros including fees, on the 7th floor without elevator: - Two studios of 17.75m<sup>2</sup> and 18.73m<sup>2</sup> - Two bedrooms of 9.15m<sup>2</sup> and 8.95m<sup>2</sup> - An annex of 3.4m<sup>2</sup> - A cellar (Excellent condition - Rentable at 41.8 euros/m<sup>2</sup>) Total price of 2,140,000 euros including fees Alur Law: Mandate No. 21818 - Fees payable by the seller. Number of co-ownership lots: 8 - Average current charges 535 euros/month - No ongoing proceedings (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH) Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) - Details of our fees 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 :** 1 650 000 €

**Surface :** 1480 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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### 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