

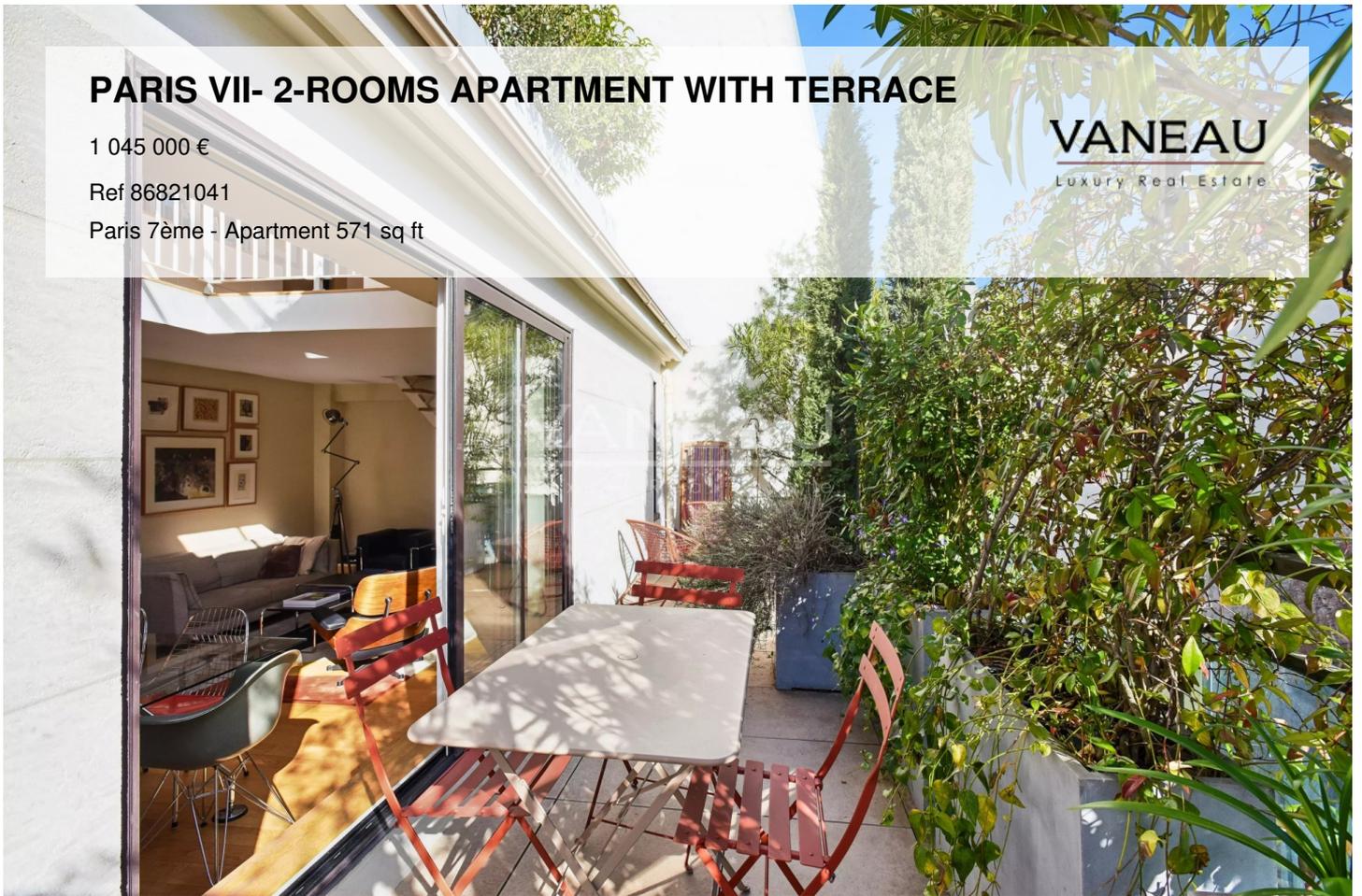
PARIS VII- 2-ROOMS APARTMENT WITH TERRACE

1 045 000 €

Ref 86821041

Paris 7ème - Apartment 571 sq ft

VANEAU
Luxury Real Estate



About this property

Just steps from the Seine and Les Invalides, the VANEAU Group presents this splendid duplex with a terrace, nestled on the top two floors, accessible by elevator. Bathed in sunlight and recently renovated, it offers a 28 sq m living room opening onto an 18 sq m east-facing terrace overlooking a quiet street, a separate fitted kitchen, and a guest toilet. Upstairs: an open-plan office/library space with a view of the sky, a bedroom with custom-built closets, and a shower room with toilet. You will be captivated by the spaciousness, the light, the pleasant terrace, and the tranquility in one of Paris's most sought-after neighborhoods, close to the shops on Rue Saint-Dominique. A large cellar completes this property. On-site caretaker Bicycle storage Agency fees payable by the seller are included in the sale price. Average annual service charges: euros4,386 including heating and hot water. Total number of units: 41, including 20 residential units. No legal proceedings are currently underway based on Articles 29-1 A and 29-1 of Law No. 65-557 of July 10, 1965, and Article L.615-6 of the French Construction and Housing Code (CCH). Estimated annual energy costs for standard use: between euros1,340 and euros1,830 per year, indexed to 2021, 2022, and 2023. Information on the risks to which this property is exposed is available on the GÃ©orisques website: <http://www.georisques.gouv.fr>. Mandat nÂ° 21944

Vaneau Champ de Mars

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VANEAU CHAMP DE MARS

7th

69 , avenue Bosquet 75007

Paris

Price : 1 045 000 €

Surface : 571 sq ft

Rooms : 2

Bedrooms : 1

Bathrooms : 0

Shower rooms : 1

Cellar : Yes

Elevator : Yes

Digicode : Yes

Intercom : Yes

Terrace : 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



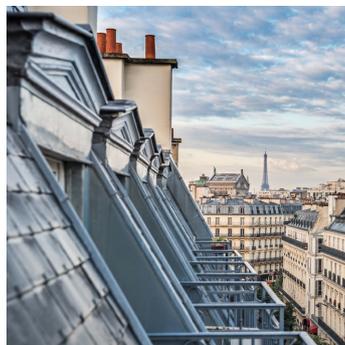
VANEAU PATRIMOINE

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