

# ISSY-LES-MOULINEAUX - TOP FLOOR FAMILY APARTMENT WITH 148 M<sup>2</sup> PAN

1 590 000 €

Ref 86235407R

Issy-les-Moulineaux - Apartment 1214 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Just a stone's throw from the pleasant Frédéric Pic park and 10 minutes from the Mairie d'Issy and Corentin Celton metro stations, Groupe Vaneau is pleased to present this exceptional property with terrace and panoramic view over Paris. Located on the 5th and 6th floors of a residence completely renovated in 2025 with PMR access and served by an elevator, this five-room duplex apartment (112.8 m<sup>2</sup> Loi Carrez) comprises on the first level an entrance hall, three bedrooms, two of which open onto a large balcony, and a bathroom with toilet. On the second level, accessed by a wide staircase, a magnificent 53.5 m<sup>2</sup> double living room with fitted kitchen and access to a 148 m<sup>2</sup> terrace, separate toilet. A double parking space and a basement cellar complete this property. You'll appreciate the standing of the condominium, the quality of the fittings and finishes and its magnificent terrace. DPE : D / GES : B - Estimated annual energy costs : between 1610euros and 2230euros. Loi ALUR : Co-ownership including 73 lots - Annual share of provisional budget: euros7,826 - Percentages: 1,017/10043 of general common areas - No legal proceedings in progress. Buyer's fees: 3.6% inc. tax. Net selling price: 1,534,749 euros. 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 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 :** 1 590 000 €

**Surface :** 1214 sq ft

**Rooms :** 5

**Bedrooms :** 3

**Floors :** 5

**Bathrooms :** 1

**Shower rooms :** 0

**Cellar :** Yes

**Balconies :** Yes

**Elevator :** Yes

**Parkings :** 1

**Digicode :** Yes

**Terrace :** 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