

# PARIS XV – RUE DE VAUGIRARD – FAMILY APARTMENT OF 156 M<sup>2</sup>

1 390 000 €

Ref 86650260

Paris 15ème - Appartement 1662 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

On the 3rd floor of a building built in 1960, secured from the street and served by an elevator, a 156 m<sup>2</sup> apartment. Behind the landing door, a crossing apartment is revealed, with a natural distinction between reception areas and sleeping areas. The reception area extends towards the street: a dining room then a double living room follow one another in a bright sequence. The whole opens onto a continuous balcony, offering an unobstructed view and letting in beautiful light throughout the day. Opposite, facing a large landscaped esplanade, the dining kitchen with its pantry and an office that can easily become a fourth bedroom make up a quiet and pleasant living space. In the extension, the sleeping area includes three bedrooms with comfortable sizes, two facing the street and one on the esplanade, as well as a bathroom, a shower room, and a laundry room. This apartment, the only one on its floor, thus offers a rare family configuration, combining volume, brightness, and tranquility. Two cellars complete this property. A parking space in the building, located in the first basement, can be offered as an addition. Alur Law: Mandate No. 21 991 - Fees charged to the seller - Number of lots in the co-ownership: 28 - Average amount of current charges share: €-3,510/year - No ongoing procedures (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH) The 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 pricing on <http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly>

## Charles-Henri CLARIS

✉ [charles-henri.claris@vaneau.fr](mailto:charles-henri.claris@vaneau.fr)

P [+33144414141](tel:+33144414141)

VANEAU LUXEMBOURG 6th  
13, rue Vavin 75006 Paris

**Price :** 1 390 000 €

**Surface :** 1662 sq ft

**Rooms :** 7

**Bedrooms :** 3

**Bathrooms :** 1

**Shower rooms :** 1

**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