

PARIS VIIIE - CHAMP DE MARS / QUAI BRANLY - 3 ROOMS TOP FLOOR ECD

939 600 €

Ref 84530492AK

Paris 7ème - Apartment 754 sq ft

VANEAU
Luxury Real Estate



About this property

Just a stone's throw from the Champ de Mars, on the 6th and LAST FLOOR of a recent condominium with elevator (up to the 5th floor), Groupe Vaneau invites you to discover an optimized 3-room apartment of 70.07 m2 Loi Carrez (71.20 m2 on the ground). Entirely renovated, it comprises an entrance hall with cupboards, a beautiful double living room illuminated by two large windows, two bedrooms with cupboards, each with its own balcony, a separate fitted and equipped kitchen, bathroom, laundry room and separate toilet. A large basement cellar completes this property. The high-quality renovation, carried out by Jouvence, a Cogedim Group company specializing in the renovation of exceptional properties, includes thermal and sound insulation, resulting in a DPE C rating. The work is covered by a ten-year warranty. DPE: C - Estimated annual energy costs: between euros700 and euros1000. Loi ALUR: Co-ownership including 114 lots - Annual share of provisional budget: euros4,268 - Percentages: 86/10040 of general common areas - Property tax: euros1,638 - No legal proceedings in progress. Buyer's fees: 3.6% inc. tax. Net selling price: 906,950 euros. Sale price including agency fees: 939,600 euros. Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr Details of our prices: www.vaneau.fr/fr/nos-honoraires-paris-neuilly.

Vaneau Luxembourg

✉ luxembourg@vaneau.fr

P +33 (0)1 44 41 41 41

VANEAU LUXEMBOURG 6th
13, rue Vavin 75006 Paris

Price : 939 600 €

Surface : 754 sq ft

Rooms : 3

Bedrooms : 2

Floors : 6

Bathrooms : 1

Shower rooms : 0

Cellar : Yes

Elevator : Yes

Digicode : Yes

Intercom : 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