

PARIS IVE - SAINT PAUL - 3 ROOMS RENOVATED DPE

B

638 000 €

Ref 84774290R

Paris 4ème - Apartment 516 sq ft

VANEAU
Luxury Real Estate



About this property

At the foot of Saint Paul metro (Line 1), the VANEAU Group invites you to discover, on the 3rd floor by staircase of a beautiful co-ownership from the 18th century perfectly maintained, a 3-room apartment of 47.94 m² Carrez law fully renovated with an optimized plan. Facing interior courtyards, it consists of an entrance with closet, a beautiful 23 m² living room with open kitchen fitted and equipped, two bedrooms with closets, and a shower room with toilet. The high-quality renovation, carried out by Jouvence, a company specialized in rehabilitating exceptional properties (a company of the Cogedim group), includes thermal insulation, which allows obtaining a DPE B. The work benefits from a ten-year guarantee. The co-ownership is perfectly maintained (no work to be expected) and has bike racks in the courtyard. DPE: B - Estimated annual energy costs: between euros370 and euros540 ALUR Law: Number of lots in the co-ownership: 36 - Annual co-ownership charges: 1404 euros - Tantièmes: 467/10039 of the general common areas - Property tax: 931 euros - No ongoing procedures. Buyer's fees: 3.6% including tax. Net seller amount: 615,830 euros. Marketing price including agency fees: 638,000 euros. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr Details of our rates: www.vaneau.fr/fr/nos-honoraires-paris-neuilly. VANEAU, prestige real estate since 1972. A major player in high-end Parisian real estate for over 40 years with more than 100 employees, VANEAU now has 25 agencies and offices ideally located in Paris, Neuilly, Boulogne, Cannes, Nice, Brussels, Marrakech.

Vaneau Luxembourg

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VANEAU LUXEMBOURG 6th

13, rue Vavin 75006 Paris

Price : 638 000 €

Surface : 516 sq ft

Rooms : 3

Bedrooms : 2

Floors : 4

Bathrooms : 0

Shower rooms : 1

Digicode : Yes

Intercom : Yes

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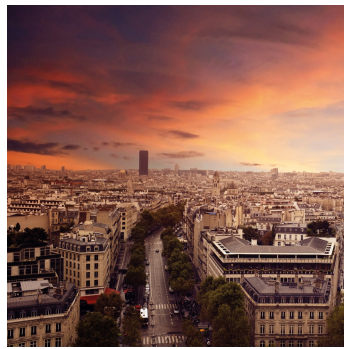






VANEAU LOCATION

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