

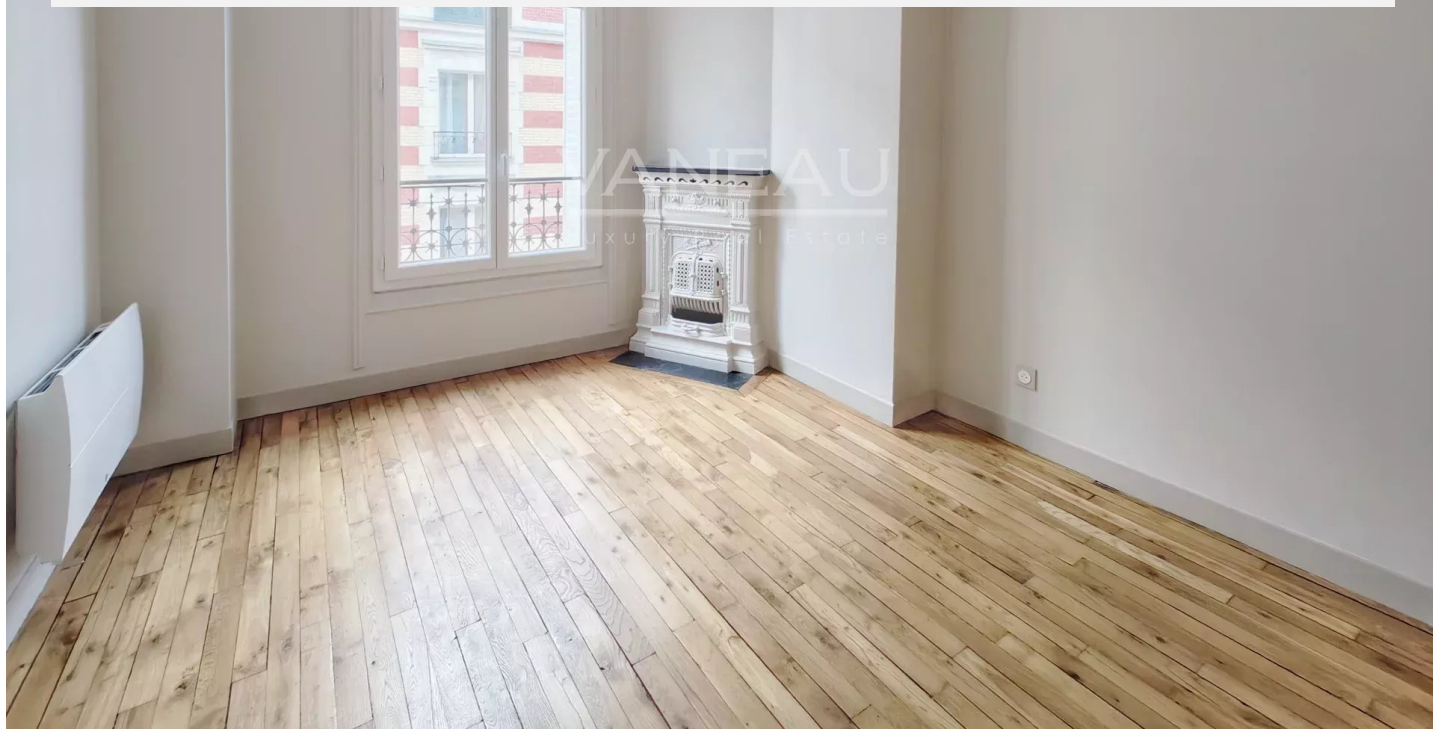
# PARIS XIVE - RUE DES PLANTES - 2 ROOMS BRIGHT CROSS VENTILATION

434 000 €

Ref 84479281B

Paris 14ème - Apartment 404 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

The VANEAU Group offers you just steps from Place Victor and HÃ©lÃ©ne Basch, close to all shops on AlÃ©xisia Street, on the 4th floor by staircase of a well-maintained early 20th-century co-ownership, a 2-room apartment of 37.53 m2 Carrez law fully renovated. Crossing street and courtyard, it consists of an entrance, street-facing living room with parquet, moldings and fireplace, courtyard-facing bedroom, independent fitted and equipped kitchen, shower room and separate toilet. A basement cellar completes this property. The high-quality renovation, carried out by Jouvence, a company specializing in the rehabilitation of exceptional properties (a company of the Cogedim group), includes thermal and sound insulation, which allows obtaining a DPE C. The work benefits from a ten-year guarantee. The apartment benefits from a beautiful ceiling height of 2.70m and all the charm of the old. You will particularly appreciate its sought-after location, its brightness and its charm! Liberal professions authorized. DPE: C - Estimated annual energy costs: between 470 euros and 660 euros. ALUR Law: Number of lots in the co-ownership: 132 - Annual co-ownership charges: 1460 euros - TantiÃ©mes: 201/10,000ths of the general common areas - No ongoing procedures. Buyer's fees: 3.6% including tax - Net selling price: 418,918 euros. Marketing price including agency fees: 434,000 euros Information on the risks to which this property is exposed is available on the GÃ©orisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Details of our rates: [www.vaneau.fr/fr/nos-honoraires-paris-neuilly](http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly).

## Vaneau Luxembourg

✉ [luxembourg@vaneau.fr](mailto:luxembourg@vaneau.fr)

P +33 (0)1 44 41 41 41

VANEAU LUXEMBOURG 6th  
13, rue Vavin 75006 Paris

**Price :** 434 000 €

**Surface :** 404 sq ft

**Rooms :** 2

**Bedrooms :** 1

**Floors :** 6

**Bathrooms :** 0

**Shower rooms :** 1

**Digicode :** Yes

**Caretaker :** Yes

**PARIS XIVE - RUE DES PLANTES - 2 ROOMS BRIGHT  
CROSS VENTILATION**

434 000 €

Ref 84479281B

Paris 14ème - Apartment 404 sq ft

**VANEAU**  
Luxury Real Estate





**PARIS XIVE - RUE DES PLANTES - 2 ROOMS BRIGHT  
CROSS VENTILATION**

434 000 €

Ref 84479281B

Paris 14ème - Apartment 404 sq ft

**VANEAU**  
Luxury Real Estate







### 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