

PARIS XIVTH - RUE DES PLANTES - TWO ROOMS BRIGHT CROSSING CALM R

434 000 €

Ref 84479281C

Paris 14ème - Apartment 404 sq ft

VANEAU
Luxury Real Estate



About this property

A stone's throw from Place Victor and HÃ©lÃ©ne Basch, close to all shops on AlÃ©sia Street, on the 4th floor by staircase of a well-maintained early 20th-century coproperty, a fully renovated two-room apartment of 37.53 m2 Carrez law. Crossing street and courtyard, it consists of an entrance, street-facing living room with parquet, moldings and fireplace, courtyard bedroom, independent fitted and equipped kitchen, shower room and separate WC. A basement cellar completes this property. The high-quality renovation, carried out by Jouvence, a company specializing in the rehabilitations of exceptional properties (a company of the Cogedim group), includes thermal and sound insulation, which allows to obtain a DPE C. The work is covered by a ten-year guarantee. The apartment benefits from a nice ceiling height of 2.70m and all the charm of the old. You will particularly appreciate its sought-after location, brightness and charm! Professional liberal activities authorized. ALUR Law: Mandate No. 22083 - Number of lots in the co-ownership: 132 - Annual co-ownership charges: 1460 euros - No ongoing procedures (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH). DPE: C - Estimated annual energy costs: between 470 euros and 660 euros. Buyer's fee: 3.6% including tax - Net seller amount: 418,918 euros. Asking price including agency fees: 434,000 euros Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr Our pricing details: www.vaneau.fr/fr/nos-honoraires-paris-neuilly.

Vaneau Luxembourg

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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

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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