

# PARIS VIIIE - BARBET DE JOUY - THREE ROOMS ON GARDEN

745 000 €

Ref 85796379G

Paris 7ème - Apartment 634 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Just a stone's throw from the prestigious gardens of the Musée Rodin and the Invalides, in an exceptional residence dating from 1980, a three-room 58.68 m<sup>2</sup> apartment offering a privileged, calm and green living environment. It features a vast, bright double living room opening onto an interior garden, perfect for entertaining or relaxing, a separate, fully-equipped kitchen, a spacious bedroom and plenty of custom-designed storage space for maximum comfort. The bathroom and separate toilet add a touch of practicality. The apartment also has a cellar. Offering calm, greenery and light, this apartment is in the immediate vicinity of shops and transport, with the metro just a few minutes' walk away, guaranteeing uncompromising city living. Additional parking can be purchased in the building, offering further convenience. Seller's fees included in the sale price. Average annual running costs: euros3,600 Total number of lots: 305, including 92 residential lots. No current proceedings under articles 29-1 A and 29-1 of law no. 65-557 of July 10, 1965 and article L.615-6 of the CCH. Estimated annual energy costs for standard use: between euros680 and euros960 per year, indexed to 2021, 2022 and 2023. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>. Mandate no. 20937.

## Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137 , avenue Achille Peretti  
92200 Neuilly sur Seine

**Price :** 745 000 €

**Surface :** 634 sq ft

**Rooms :** 3

**Bedrooms :** 1

**Floors :** 6

**Bathrooms :** 1

**Shower rooms :** 0

**Cellar :** Yes

**Elevator :** Yes

**Parkings :** 1

**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