

PARIS XIV - RUE DES PLANTES - THREE-ROOM RENOVATED DPE B

560 000 €

Ref 84478889H

Paris 14ème - Apartment 547 sq ft

VANEAU
Luxury Real Estate



About this property

Close to all shops on Al^Àsia street, on the second floor by staircase in a well-maintained early 20th-century co-ownership, an entirely renovated three-room apartment of 50.81 sqm according to Carrez law. High-quality renovation, carried out by Jouvence, a company specializing in the rehabilitation of exceptional properties (part of the Cogedim group), including thermal and acoustic insulation, which allows for a DPE C. The work is covered by a ten-year guarantee. Apartment overlooking the courtyard, it consists of a 19 sqm living room facing southwest with an open and equipped kitchen, two bedrooms, dressing room, and a shower room with toilet. The apartment benefits from a beautiful ceiling height of 2.70m and all the charm of the old (parquet, moldings, and fireplace). Two cellars in the basement complete this property. You will especially appreciate its sought-after location, brightness, and charm. Liberal professions allowed. Loi ALUR: Mandate No. 22092 - Number of lots in the co-ownership: 132 - Annual co-ownership charges: 1985 euros - No ongoing procedures (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH). DPE: B / GHG: A - Estimated annual energy costs: between 420 euros and 600 euros - Seller's fees: 3.6% including tax - Net selling price: 540,540 euros. Selling price including agency fees: 560,000 euros Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr Our fee details: 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 : 560 000 €

Surface : 547 sq ft

Rooms : 3

Bedrooms : 2

Floors : 6

Bathrooms : 0

Shower rooms : 1

Cellar : Yes

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