

# PARIS IVE - VIEILLE DU TEMPLE - SUNNY, QUIET THREE-ROOM APARTMEN

895 000 €

Ref 85975333AL

Paris 4ème - Apartment 656 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

In the heart of the historic Marais district, Groupe VANEAU invites you to discover a quiet, sunny, three-room 60.97 m<sup>2</sup> Loi Carrez apartment on the third floor of a well-kept 18th-century condominium served by an elevator. Overlooking two large courtyards, it comprises an entrance hall, a beautiful south-east-facing living room, two bedrooms, a separate kitchen, a shower room and a separate toilet. A basement cellar completes this property. The apartment benefits from high ceilings (2.90 m) and requires some renovation work. You'll appreciate its privileged location, optimized layout, spaciousness, luminosity, calm and the presence of an elevator. ECD: G - Estimated annual energy costs: between euros2,891 and euros3,911 Loi ALUR: Number of lots in co-ownership: 32 - Annual co-ownership charges: 2,538 euros - Percentages: / of general common areas - Property tax: 895 euros - No legal proceedings in progress. Fees at seller's expense. 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 prices: [www.vaneau.fr/fr/nos-honoraires-paris-neuilly](http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly).

## Vaneau Luxembourg

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VANEAU LUXEMBOURG 6th  
13, rue Vavin 75006 Paris

**Price :** 895 000 €

**Surface :** 656 sq ft

**Rooms :** 3

**Bedrooms :** 2

**Floors :** 5

**Bathrooms :** 0

**Shower rooms :** 1

**Cellar :** Yes

**Elevator :** Yes

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Proposition d'aménagement virtuel non contractuel



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THREE-ROOM APARTMEN**

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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