

PARIS XIE - VILLAGE FAIDHERBE / RUE DES BOULETS - CALM AND BRIGH

235 000 €

Ref 8218990A

Paris 11ème - Apartment 231 sq ft

VANEAU
Luxury Real Estate



About this property

At the foot of Rue des Boulets metro station (line 9) and close to the sought-after Village Faïdherbe, on the third floor accessible by elevator in a well-maintained recent stone building, a 21.48 m² Carrez law studio. It consists of a living room with closet and wardrobe, an independent fitted kitchen, and a shower room with toilet. A basement cellar completes this property. Ideal for rental investment (gross rental yield in furnished rental: 4.2%) or first purchase. ALUR Law: Mandate No. 22192 - Number of lots in the co-ownership: 99 - Annual co-ownership charges: 1883 euros - No ongoing procedures (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH). Agency fees borne by the seller. Marketing price including agency fees: 235,000 euros. DPE D / GES B - Estimated annual energy costs: between 600 euros and 850 euros Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr Details of our rates: <https://www.vaneau.fr/fr/honoraires-paris-neuilly>

Vaneau Luxembourg

✉ luxembourg@vaneau.fr

P [+33 \(0\)1 44 41 41 41](tel:+332144414141)

VANEAU LUXEMBOURG 6th
13, rue Vavin 75006 Paris

Price : 235 000 €

Surface : 231 sq ft

Rooms : 1

Floors : 4

Bathrooms : 0

Shower rooms : 1

Cellar : Yes

Elevator : Yes

Digicode : Yes

Intercom : 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