

# PARIS VIIIE - ESPLANADE DES INVALIDES - FAMILY APARTMENT, QUIET AND BRIGHT

1 070 000 €

Ref 87053356

Paris 7ème - Appartement 816 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Rare - On the Esplanade des Invalides, on the fourth floor accessed by staircase of a high-end co-ownership dating from the 19th century, a four-room apartment of 75.85 m2 Carrez law (76.37 m2 on the ground) with an optimized layout. Fully renovated, it consists of an entrance hall, a large double living room illuminated by four large windows with an open plan fitted and equipped kitchen, a master suite with its dressing room, bathroom, and toilets, a bedroom with its bathroom, a third bedroom for children, a shower room, and guest toilets. Two cellars in the basement complete this property. The high-quality renovation, carried out by the Jouvence company, specializing in the rehabilitation of exceptional properties (a company of the Cogedim group), includes thermal insulation, which allows obtaining a DPE D. The works are covered by a ten-year guarantee. Loi ALUR: Mandate No. 22311 - Number of lots in the co-ownership: 89 - Annual estimated budget share: 2666 euros - No ongoing procedures (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH). DPE: D / GES B - Estimated annual energy costs: between 910 € and 1,280 €. Seller's fees included in the asking price: 1,070,000 euros. Information on the risks to which this property is exposed is available on the GÃ©orisques site: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Details of our fees: [www.vaneau.fr/fr/nos-honoraires-paris-neuilly](http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly).

## Arnaud SLOIM

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VANEAU LUXEMBOURG 6th  
13, rue Vavin 75006 Paris

**Price :** 1 070 000 €

**Surface :** 816 sq ft

**Rooms :** 4

**Bedrooms :** 3

**Floors :** 5

**Bathrooms :** 1

**Shower rooms :** 2

**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