

PARIS IXE - SAINT GEORGES / RUE DES MARTYRS - TOWNHOUSE RENOVATED WITH ROOFTOP 42 SQM EPC C

1 620 000 €

Ref 84917517

Paris 9ème - Appartement 1634 sq ft

VANEAU
Luxury Real Estate



About this property

RARE - Saint Georges / Rue des Martyrs - The VANEAU Group offers you within a well-maintained small co-ownership, a beautiful fully renovated townhouse of 151.80 sqm Carrez law (157.23 sqm on the ground) with a 42 sqm roof terrace. It benefits from an ultra-desired location, an optimized layout, high-quality finishes. Organized over 5 levels, it consists on the ground floor of an entrance, a beautiful bedroom with a shower room and toilets. On the first floor, a second bedroom, a shower room, and a large dressing room. On the second floor, a third bedroom, a bathroom with bathtub and shower, and a large dressing room. On the third floor, a spacious living room of 36.5 sqm facing SOUTH and WEST with an open fitted and equipped kitchen. It has a ceiling height of 2.90 meters. On the top level, a 42 sqm roof terrace accessible by a wide staircase. Three independent toilets on half-stories. The house benefits from an air conditioning system. An interior elevator can be installed. The high-quality renovation, carried out by the company JOUVENCE, specialized in the rehabilitation of exceptional properties (a company of the Cogedim group), includes thermal insulation, which allows obtaining a DPE C. The work is covered by a ten-year guarantee. DPE: C - Estimated annual energy costs: between 1,940 euros and 2,670 euros ALUR Law: Number of lots in the co-ownership: 21 - Annual co-ownership charges: 5,000 euros. Tantièmes: 1507/10047 of the general common areas. Property tax: 2,405 euros. No ongoing proceedings. Agency fees charged to the buyer. Agency commission: 3.6% including tax. Net selling price: 1,563,706 euros. Marketing price including agency fees: 1,620,000 euros. Risk information for this property is available on the Géorisques website: www.georisques.gouv.fr Details of our fees: www.vaneau.fr/fr/nos-honoraires-paris-neuilly.

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VANEAU LUXEMBOURG 6th
13, rue Vavin 75006 Paris

Price : 1 620 000 €

Surface : 1634 sq ft

Rooms : 5

Bedrooms : 3

Floors : 3

Bathrooms : 1

Shower rooms : 2

Digicode : Yes

Terrace : 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