

# PARIS XIVE - RUE DES PLANTES - THREE ROOMS CALM RENOVATED EPC B

555 300 €

Ref 84308014

Paris 14ème - Appartement 541 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Near Alesia and all shops on Alésia Street, on the 3rd floor via staircase of a well-maintained early 20th-century co-ownership, a three-room apartment of 50.29 m<sup>2</sup> Carrez law fully renovated. The high-quality renovation, carried out by Jouvence, a company specializing in the rehabilitation of exceptional properties (part of the Cogedim group), includes thermal and acoustic insulation, which allows for an EPC B. The work is covered by a ten-year warranty. Apartment overlooking the courtyard, it consists of a south-west facing living room with an open and equipped kitchen, two bedrooms, dressing room, and shower room with toilet. The apartment benefits from a nice ceiling height of 2.70 m and all the charm of the old (parquet, moldings, and fireplace). Two cellars in the basement complete this property. You will particularly appreciate its sought-after location, brightness, and charm. Liberal professions allowed. ALUR Law: Mandate No. 21771 - Number of lots in the co-ownership: 132 - Annual co-ownership charges: 2043 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 450 euros and 640 euros Buyer's fees: 3.6% including tax - Net seller amount: 536,004 euros. Sale price including agency fees: 555,300 euros. Information on risks associated with this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Details of our rates: [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 :** 555 300 €

**Surface :** 541 sq ft

**Rooms :** 3

**Bedrooms :** 2

**Floors :** 6

**Bathrooms :** 0

**Shower rooms :** 1

**Cellar :** Yes

**Digicode :** Yes

**Caretaker :** Yes

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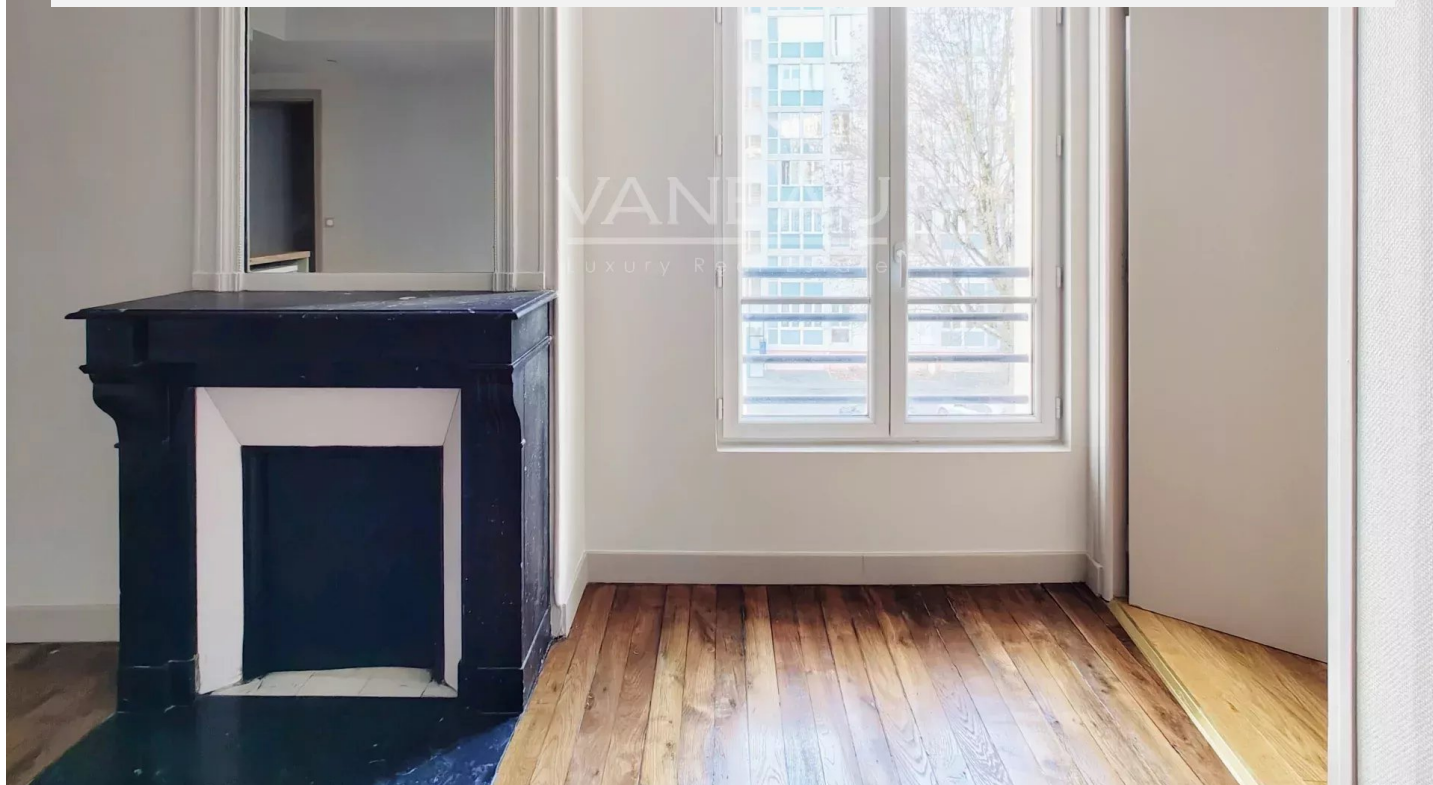
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### VANEAU LOCATION

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