

# LUXURY "PIED À TERRE" WITH A CONTINUOUS BALCONY "A TRUE FAVORITE" -

1 000 000 €

Ref 87438725

Paris 9ème - Appartement 761 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Paris IX à Trinité - Located just behind the church, in a beautiful 1868 luxury building fully renovated in 2018 with well-maintained common areas, on the 3rd floor with elevator, we exclusively offer a magnificent 2-room apartment of 69.22 sqm Carrez law with a continuous balcony (7.57 m<sup>2</sup>) benefiting from beautiful volumes thanks to its 3.37 m ceiling height. It consists of a beautiful entrance, a living room with open kitchen, a bedroom with dressing room and adjoining shower room, separate toilets with laundry room. A large cellar in the basement completes this property. Advantages: lots of character with Hungarian point parquet, fireplace, moldings, cornices, ceiling height, quality materials (Allmilm kitchen, custom oak dressing room), beautiful west-facing brightness, co-ownership with no major work to be expected, a true favorite. ALUR LAW INFORMATION: Property subject to co-ownership status. Co-ownership comprising 8 main residential units. Average annual amount of the share of current condo fees: €2,180. No ongoing proceedings under articles 29-1 A and 29-1 of law no. 65-557 of July 10, 1965 and article L.615-6 of the CCH. Agency fees payable by the sellers. DPE 2026: E (134) à GES emissions: B (10) but the 2027 DPE will change to D! Estimated amount of annual energy expenses for standard use: between €1,710 and €2,370 per year (average energy prices indexed over the years 2021, 2022, 2023 à subscription included). Information on the risks to which this property is exposed is available on the GÃ©orisques website.

## Gabrielle GRAHOVAC

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VANEAU 9th

58, rue de châteaudun 75009  
Paris

**Price :** 1 000 000 €

**Surface :** 761 sq ft

**Rooms :** 3

**Bedrooms :** 1

**Floors :** 6

**Bathrooms :** 0

**Shower rooms :** 1

**Cellar :** Yes

**Balconies :** Yes

**Elevator :** Yes

**Digicode :** Yes

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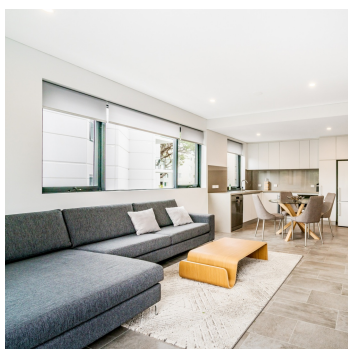
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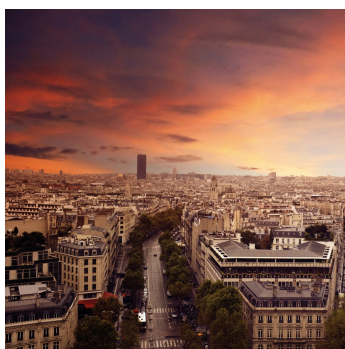
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### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### **VANEAU**

Immobilier de prestige depuis  
1972



### **VANEAU VIAGER**

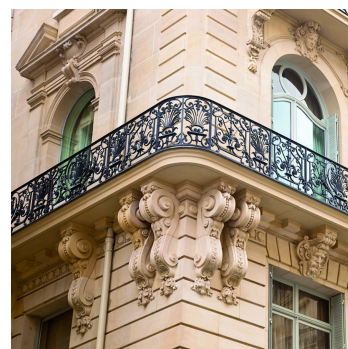
30 ans d'expérience en vente  
viagère



### **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