VENDÔME ESTATE

SOLD PONT DE L'ALMA/GROS CAILLOU - 5 ROOMS-75007

Rue Edmond Valentin

On request

Apartment 127,0 m2 Floor: 4	Rooms: 5 Bedrooms: 3	Bathrooms: 2

PONT DE L'ALMA/GROS CAILLOU - MAGNIFICENT HAUSSMANNIEN - 5 ROOMS - 75007
PONT DE L'ALMA/GROS CAILLOU Exceptional 5-room apartment (surface 127 m² Carrez Low) located on the 3rd floor by elevator of a beautiful Haussmannien building. With more than 3.20 meters of ceiling height, its magnificent moldings and fireplaces, original wooden floor it has retained all the charm of the period.

The apartment is composed of an entrance, a beautiful living room and a dining room, 3 bedrooms, 2 shower rooms, 1 toilet, separate kitchen. Unobstructed view, very clear.
1 cellar completes this property.
Orientation: North and South
Heating: collective
Charges: 750 Euros per month
DPE: D

2 lots for sale
Concièrge in the building
No procedure in the co-ownership
Agency fees included 3% including tax payable by the buyer, net seller price 2,294,000 Euros

Number of lots in the co-ownership: 12
Average of current charges €9,020/year

Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr

Details

- 1 Entrance
  1 Double reception
  3 Bedrooms
  1 Bathroom
  1 Shower room / toilet
  1 Toilet
  1 Fitted kitchen
  1 Dressing room
  1 Cellar

Additionally

- North-South exposure
- Central heating with oil
- Built in 1890
- Status
- Elevator
- Caretaker
- 2 units for sale

Legal information

- Energy - Conventional consumption 222 kWhEP/m².year (D)
- Energy - Estimated emissions 48 kg CO2/m².year (D)
- Charges are 750 Euros per month
- 2 units for sale
- Agency fees included 3% including tax payable by the buyer, net seller price 2,294,000 Euros
- Georisks: Information about the risks to which this property is exposed is available on the Georisks website: https://www.georisques.gouv.fr [1]

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Liens
[1] https://www.georisques.gouv.fr/