VENDÔME ESTATE

PONT DE L'ALMA - DUPLEX - 4 ROOMS - 75007

cité de l'Alma

On request

Apartment 76,0 m2 Floor: 4	Rooms: 4 Bedrooms: 3	Bathrooms: 2

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Located in a secure gated street on the 4th floor (by staircase) of a parisian stone building.

A charming duplex of 76m2 (Carrez Law) and 119m2 of total area composed on the first level: a large living room with a fireplace, a bedroom, a shower room with a WC and a kitchen.
Upstairs: a large living space with exposed beams and 7 skylights, a sleeping area (2nd bedroom), an study area, a bathroom and a WC. A cellar.
The apartment is very bright and quiet, overlooking the pedestrian street one side and the interior garden on the other.

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

Details

- Large entrance
- Separate kitchen
- 3 beautiful bedrooms
- 2 bathrooms with toilets
- Basement/Cellar

Additionally

- View of a private and secure street
- Secure entrance
- Double glazing
- Central neighborhood
- Dual aspect

Legal information

- Énergie - Consommation conventionnelle 321 kWhEP/m².an (E)
- Énergie - Estimation des émissions 10 kg CO2/m².an (B)
- Estimation of annual energy costs for housing 1760 euros - 2420 euros
- Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr]

VENDOME ESTATE 9, av Rapp 75007 Paris
Email : contact@vendome-estate.com, tel. +33 (0)1 45 33 81 16 site www.vendome-estate.com
Carte de Transaction Immobilières N° CPI 75012015000000883
RCS Paris – 517436036 - N° TVA FR48517436036