



## VENDÔME ESTATE



### **SOLD CHAMPS DE MARS - 4 ROOMS - BALCONIES - 75007**

Avenue de la Bourdonnais

On request

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Apartment  
115,0 m<sup>2</sup>  
Floor: 2

Rooms: 4  
Bedrooms: 2

Bathrooms: 2

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### **SOLD CHAMPS DE MARS - 4 ROOMS - BALCONIES - 75007**

Located near the Champs de Mars and the École Militaire, just steps away from the shops on Rue Cler and Saint Dominique, this charming Parisian apartment with historic allure is situated on the 2nd floor of a classic Haussmannian building.

The property offers 115 m<sup>2</sup> of living space (106.57 m<sup>2</sup> for the apartment and 8.34 m<sup>2</sup> for the service room) and features:

- An entrance hall

- A double living room with access to a large balcony
- A separate, eat-in kitchen
- Two bedrooms, each with a bathroom, a toilet, and a bidet. One of the bedrooms has balcony access.

The apartment includes ample storage, a dressing room, and an optimized layout. A service room and a cellar add to this rare offering.

Additional features:

- Concierge service, intercom, and digital access code
- A well-maintained Haussmannian building

Details:

- One unit for sale in a co-ownership with no ongoing legal proceedings
- Annual charges: €6,000 (heating included)
- Net seller's price: €1,680,000, with a 4% agency fee (VAT included) payable by the buyer

Georisks: Information about risks this property may be exposed to is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr) [1].

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## Details

- 1 Entrance hall: 8.94 m<sup>2</sup>
- 1 Dining room: 18.5 m<sup>2</sup>
- 1 Living room: 17.25 m<sup>2</sup>
- 1 Corridor: 2.14 m<sup>2</sup>
- 1 Bedroom: 17.03 m<sup>2</sup>
- 1 Shower room: 3.87 m<sup>2</sup>
- 1 Bathroom/toilet: 5.22 m<sup>2</sup>
- 1 Master bedroom: 17.5 m<sup>2</sup>
- 1 Walk-in closet: 2.45 m<sup>2</sup>
- 1 Kitchen: 13.42 m<sup>2</sup>

## Additionally

- A typical Haussmannian building
- East-South orientation
- Beautiful and well-maintained building
- Built in 1910
- Unobstructed view of the street
- A balcony
- Elevator

## Legal information

- Energy - Conventional consumption: 284 kWhEP/m<sup>2</sup>.year (E)
- Energy - Estimated emissions: 62 kg CO<sub>2</sub>/m<sup>2</sup>.year (E)
- Charges: €1,505 per quarter
- No ongoing legal proceedings within the co-ownership

- 1 Balcony: 1.96 m<sup>2</sup>
- 1 Cellar
- 1 Service room: 8.34 m<sup>2</sup>

- Annual charges: €6,000 (heating included)
- Net seller's price: €1,820,000, with a 4% agency fee (VAT included), payable by the buyer
- Georisks: Information on the risks this property is exposed to is available on the Georisks website: <https://www.georisques.gouv.fr> [2]

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### Liens

[1] <http://www.georisques.gouv.fr>

[2] <https://www.georisques.gouv.fr>