VENDÔME ESTATE

AUTEUIL - 3 ROOMS - BALCONY - 16me

Boulevard Suchet 75016

On request

Apartment 57,0 m2 Floor: 3	Rooms: 3 Bedrooms: 2	Bathrooms: 1

BOIS DE BOULOGNE / AUTEUIL RACECOURSE — In a privileged setting, within an elegant gated residence with concierge and elevator, Vendôme Estate presents this superb dual-aspect apartment offering 57.3 sqm (Carrez law), located on the 3rd floor.

Filled with natural light thanks to its large windows, this property in excellent condition stands out for its efficient layout and open views over the Bois de Boulogne and the Auteuil Racecourse. It comprises an entrance hall, a bright living room opening onto a balcony, a spacious fully fitted and equipped independent kitchen, a large bedroom, a bathroom, and separate toilets.

The apartment also offers the possibility of easily creating a second bedroom, providing excellent potential for future adaptation according to your needs.

A cellar completes this property, which also benefits from a reinforced security door and intercom system.

Ideally located just a few minutes' walk from metro lines 9 and 10, as well as the RER C, the apartment enjoys a highly sought-after location close to shops, schools, restaurants, and numerous sports and leisure facilities.

Additional information:

• Property tax: €2,000/year
• Condominium charges: €1,125 per quarter

Please note that there is an ongoing legal procedure within the condominium.

Agency fees of 3% VAT included payable by the buyer. Net seller price: €720,000.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr [1]

Details

- Entrance hall
- Living room
- Dining area with open-plan kitchen
- Bedroom
- Bathroom
- Separate WC
- Balcony
- Cellar

Additionally

- Secure residence
- Landscaped garden
- On-site caretaker
- Quiet environment

Legal information

- Energy rating – Conventional energy consumption: 262.2 kWh/sqm/year (E)
- Estimated emissions: 57 kg CO_2/sqm/year (E)
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Liens
[1] http://www.georisques.gouv.fr