



## VENDÔME ESTATE



### **SOLD Magnificent apt 165m2, TROCADERO, 16th**

Rue de Magdebourg 75016

On request

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Apartment  
165,0 m2  
Floor: 2

Rooms: 5  
Bedrooms: 3

Bathrooms: 3

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TROCADERO A sumptuous reception apartment with beautiful exceptional volumes located on the noble 2nd floor of a beautiful Haussmannian building.

It offers 165m2 of living space and is composed of a large entrance hall, a large living room, a dining room, a large kitchen with its pantry, 3 bedrooms each with its bathroom.

This rare apartment has all the charm of the old: parquet floors, fireplaces, high ceilings. Sunny, southwest exposure, a large balcony.

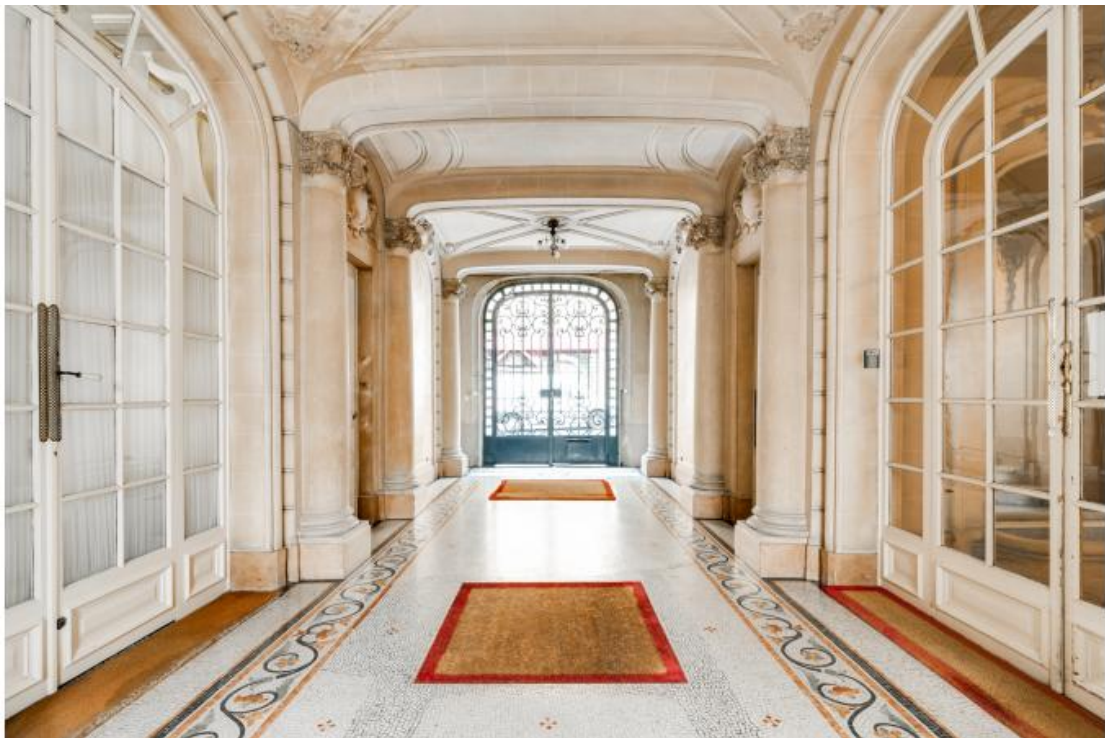
Requires work.

A double cellar completes this property.









## Details

- Entry hall
- Double living
- 3 bedrooms
- 3 bathrooms
- Kitchen
- Cellar

## Additionally

- Balcony
- Sunny
- West exposure
- High ceiling
- Old haussmannien charme
- Works needed

## Legal information

- Energy - Conventional consumption 331 kWhEP / m<sup>2</sup>.year (F)
- Housing with excessive energy consumption
- Energy - Emissions estimate 37 kg CO<sub>2</sub> / m<sup>2</sup>.year (E)
- Average annual charges 7,800 euros

- Property tax 2 187 euros/year
- Property in co-ownership
- No procedure in the condominium
- 2 lots for sale
- Agency commission 3% including tax payable by the purchaser, net seller price € 2,185,000

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