



## Haussmann apartment

PARIS 16EME ARR. (75)

**925 532 €\***

\* Agency fees to be paid by the seller



56 m<sup>2</sup>



2 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

PARIS 16th, Chardin street.

A stone's throw from the Seine and the Eiffel Tower, In a freestone building, of high standing, very well maintained and secure with elevator and caretaker, come and discover this beautiful bright apartment located on the ground high floor of 55.52m<sup>2</sup> carrez. The day part consists of a large entrance giving access to a spacious living room of around 29m<sup>2</sup> with a ceiling height of 3.50m and an independent fitted kitchen. The night part consists of 1 bedroom, 1 bathroom, 1 separate WC. In the basement a dressing room of about 10m<sup>2</sup> (not entering the Carrez measurement) accessible by spiral staircases can serve as a 2nd bedroom. A mini wine cellar is also included in the sale of the apartment. The services are of high quality, Herringbone parquet flooring in perfect condition, moldings on the ceiling, several large windows, high ceilings, the address, the Eiffel Tower at the foot of the building, and makes this apartment a real of exception. Number of condominium lots: 9, Average annual amount of the share of charges (estimated budget): €2,681 or €223 per month. The fees are the responsibility of the seller. Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Anne HUI**

**PARIS-2EME-  
ARRONDISSEMENT  
(75002)**

Agent

RSAC : 851 621 789 00011  
Courts service city : PARIS

**(+33)6 49 63 90 77**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 810499

Property type ..... Haussmann apartment

Year of construction ..... 1881

Floors count ..... 5

Exposure ..... TRAVERSANT

### SURFACES

Living space ..... 56 m²

Surface Carrez Law ..... 56 m²

Living room surface ..... 29 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 9

Condominium fees ..... 223 €/mois

Share of expenses ..... 2 681 €

### COMPOSITION

Number of rooms ..... 2

Number of bedrooms ..... 2

Toilets count ..... 1

Washrooms ..... 1

### DPE/GES

DPE ..... 70

GES ..... 16

### APPENDIX

Videophone ..... Non

### SERVICES

Elevator ..... Yes

caretaker ..... Yes

Heater ..... gaz

Kitchen ..... aménagée

Interpcom ..... Yes



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle