



Haussmann apartment

PARIS 10EME ARR. (75)

1 300 000 €*

* Agency fees to be paid by the seller



146 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

GARD DE L'EST, Liberal profession possible, I invite you to discover the charm of a beautiful seven-room apartment nestled on the 1st floor of a prestigious Haussmann building. This exceptional residence perfectly combines architectural history and contemporary comfort. Thanks to its location, you will be able to enjoy a lively urban life while residing in a cocoon within a privileged location. The freestone building, equipped with an elevator, retains all the majesty of the Haussmann era. Timeless elegance: The apartment was skillfully redesigned by an architect in 2015 and refurbished, it offers a refined interior design while preserving the period character and incorporating quality modern finishes. The Hungarian point parquet adds an elegant and timeless touch. A practical configuration: The seven rooms are arranged to maximize space, with a welcoming entrance, a well-equipped kitchen opening onto a spacious living space with a functional fireplace, three cleverly arranged hallways, 5 welcoming bedrooms including a master suite consisting of an elegant bathroom, a contemporary shower room, a 5m² multipurpose room, a functional laundry room and two guest toilets. Also benefit from a large storage area with its 25m² cellar. Unique versatility: The apartment is intelligently arranged, offering great flexibility of use for a harmonious family life and the possibility of exercising a liberal profession, thanks to a dedicated entrance including a reception area, three offices, a room multipurpose equipped with a water point and a guest toilet. Ideal location: Close to restaurants, shops and public transport This apartment is a real gem that I will be delighted to present to you. Number of lots in the co-ownership: 44, Average annual amount of the share of charges (projected budget)(3300): €3300 or €275 per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827641

Property type Haussmann apartment

Year of construction 1890

Floor number 1

Floors count 6

SURFACES

Living space 146 m²

Surface Carrez Law 146 m²

Living room surface 32 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 44

Condominium fees 275 €/mois

Share of expenses 3 300 €

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 247

GES 9

APPENDIX

Cellar 1

Videophone Oui

SERVICES

Elevator Yes

Heater électricité

Heater électricité économique

Kitchen aménagée

Intercom Yes



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