



Apartment

PARIS 9EME ARR. (75)

798 000 €



67 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Square Montholon - In a beautiful 1900 stone and brick building, very well maintained and with renovated common areas, I offer you this beautiful apartment of 67 m² located on the 3rd floor with elevator.

This typically Parisian apartment bathed in light consists of an entrance and a long corridor leading to a beautiful living room with its charming bow window, a fitted kitchen opening onto an interior courtyard, 2 beautiful bedrooms, one of which has a dressing room and the other with a small adjoining office with window, a large bathroom with window and a separate toilet.

All rooms benefit from natural light.

Parquet floors, mouldings and fireplace.

A cellar completes this property.

You will be seduced by its charm, its volume and its pleasant outlook.

Quiet environment.

Close to shops and transport.

Metro:

Line 7 station: Poissonnière at 170 meters

Line 2 station: Anvers at 570 meters

Lines 2 and 4: Barbès – Rochechouart at 630 meters

Line 12 station: Saint Georges at 680 meters

Lines 8 and 9 station: Grands Boulevards at 770 meters

Bus :

Line 85 Maubeuge – Rochechouart station at 130 meters

Lines 26, 32, 43, 45 station: Square Montholon at 160 meters

Line 39 station: La Fayette – Poissonnière at 170 meters

Gare du Nord at 750 meters – Gare de l'Est at 830 meters meters. Nombre de lots de la copropriété : 60, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1980€ soit 165€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.

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!



Marie BOUYER

**PARIS-11EME-
ARRONDISSEMENT
(75011)**

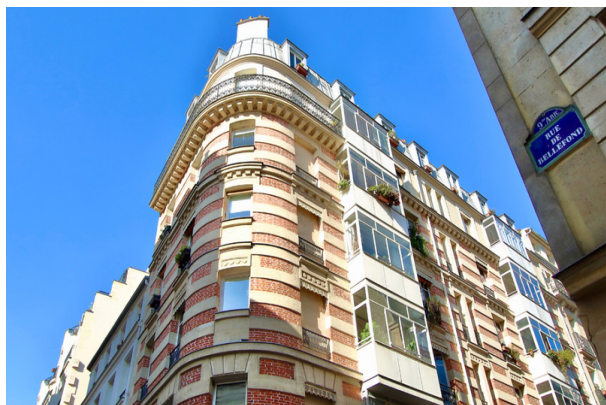
Agent

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Courts service city : PARIS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 832333

Property type Apartment

Floor number 3

Floors count 6

SURFACES

Living space 67 m²

Surface Carrez Law 67.04 m²

Living room surface 17 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 60

Condominium fees 165 €/mois

Share of expenses 1 980 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 236

GES 55

APPENDIX

Videophone Non

SERVICES

Elevator Yes

Kitchen aménagée



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

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