



Apartment

PARIS 17EME ARR. (75)

1 573 000 €



101 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Beautiful Haussmannian apartment in the Pereire/Courcelles/Ternes district. Close to all shops and markets, restaurants, cinemas, parks and gardens, transport, numerous buses and metros. Welcome to this magnificent apartment with balcony, in the heart of Paris, close to the Arc de Triomphe, offering generous volumes and a typically Haussmannian charm. Spacious, bright double living room, ideal for sharing friendly moments. Ceiling height of 3 meters, large windows letting in natural light. Functional fireplace for a warm and cozy atmosphere. Hungarian point parquet flooring offering a distinguished atmosphere. 2 bedrooms with closet, providing a comfortable space to rest. Equipped kitchen for meals in complete tranquility. Functional bathroom with storage space. Separate toilets for more comfort. Additional equipment: Laundry room with washing machine and cupboards for optimal organization. A versatile service room with electricity, heating and water point, ideal for creating a work space, relaxation space, a workshop or a guest room... Healthy and easy-access double cellar for seasonal storage. This apartment offers an ideal setting to accommodate a family or a couple looking for space and comfort. Luxury building. Guardian. Elevator. Common areas completely redone in 2023. I am available to assist you whenever you wish, visits at your convenience every day including Saturday and Sunday. BEnEdicte C. Capifrance 0610284255

Nombre de lots de la copropriété : 20, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(chauffage inclus) : 6800€ soit 566€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,49% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

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!



**Bénédicte
CALVANESE**

**PARIS-17EME-
ARRONDISSEMENT
(75017)**

Agent

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Courts service city : PARIS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845457

Property type Apartment

Year of construction 1907

Floor number 6

Floors count 6

Exposure N-E / S-W

SURFACES

Living space 101 m²

Surface Carrez Law 100.11 m²

Living room surface 38 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 20

Condominium fees 567 €/mois

Share of expenses 6 800 €

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 361

GES 77

APPENDIX

Cellar 1

Videophone Non

SERVICES

Elevator Yes

caretaker Yes

Heater fuel

Kitchen équipée

Intercom Yes



CAPIFRANCE
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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