



Bourgeois apartment

PARIS 16EME ARR. (75)

1 290 000 €



132 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Capifrance exclusively presents this large bourgeois and family apartment, Auteuil Michel Ange district, of 132 m<sup>2</sup> on the 3rd floor with elevator plus a service bedroom of 8 m<sup>2</sup>.

In a secure luxury building, it consists of a beautiful entrance gallery, a double reception lounge and dining room of 36 m<sup>2</sup> with lots of sunshine thanks to its south-west exposure and its large windows, a fitted kitchen with access to the service, a first bedroom of 22 m<sup>2</sup> facing the street with storage space that can open onto the dining room, a second bedroom of 17 m<sup>2</sup> facing the street with storage space, a third bedroom of 13 m<sup>2</sup> facing the courtyard with a water point, a large bathroom with bathtub and shower cabin, separate WC.

Spaces suitable for a teleworking office. In addition, a service bedroom of 8 m<sup>2</sup> on the top floor and a beautiful, healthy and secure cellar of 8 m<sup>2</sup>, both accessible by the service elevator. Pleasant apartment with beautiful volumes and a good ceiling height of 2.85 m. Plenty of storage.

Gas central heating included in charges.

Recently renovated boiler room.

Monthly charges: €567/month

Small, well-managed co-ownership.

Secure and well-maintained building with serious and involved caretaker.

Bicycle area. Possibility of additionally acquiring a box in the building opposite.

Quality sectorization, schools and high schools Claude Bernard and Jean De La Fontaine. Shops, bakery, grocery store, medical offices nearby. Exelmans metro line 9 at the foot of the building, Bus 62. Serious financial file requested. Nombre de lots de la copropriété : 17, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(inclus chauffage) : 6808€ soit 567€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,88% 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](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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 851576

Property type ..... Bourgeois apartment

Year of construction ..... 1932

Floor number ..... 7

Floors count ..... 3

Exposure ..... S-W

View ..... Vue sur Ville

### SURFACES

Living space ..... 132 m²

Surface Carrez Law ..... 131.9 m²

Living room surface ..... 36 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 17

Condominium fees ..... 567 €/mois

Share of expenses ..... 6 808 €

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Washrooms ..... 1

### DPE/GES

DPE ..... 299

GES ..... 66

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

caretaker ..... Yes

Heater ..... gaz

Kitchen ..... aménagée

Intercom ..... Yes



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