



Apartment

PARIS 17EME ARR. (75)

2 162 150 €\*  
\* Agency fees to be paid by the seller



176 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Paris 17 - Plaine Monceau district.

Two minutes walk from the Wagram metro (line 3) and three minutes walk from schools.

Welcome to this magnificent apartment located in the heart of an emblematic Haussmann building, where charm and elegance meet.

On the first floor, accessible by elevator, you will discover a large living room offering a refined space for entertaining and relaxing. With its four bedrooms, one of which has a private shower, this space offers unrivaled comfort.

An additional bathroom and shower room as well as two separate toilets add a touch of practicality to this exceptional residence.

Don't miss the opportunity to live in this prestigious environment, where every detail has been carefully thought out to offer an incomparable lifestyle.

Plus a cellar. Guardian. Two parking spaces possible in addition to the price.

Number of lots in the co-ownership: 52, Average annual amount of the share of charges (projected budget)(all included): €12,000 or €1,000 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. gov. 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 .....	854731
Property type .....	Apartment
Year of construction .....	1900
Floor number .....	1
Floors count .....	7

### SURFACES

Living space .....	176 m <sup>2</sup>
Surface Carrez Law .....	175.55 m <sup>2</sup>

### CONDOMINIUM INFORMATION

Condominium property .....	Yes
Condominium lots count .....	52
Condominium fees .....	1 000 €/mois
Share of expenses .....	12 000 €

### COMPOSITION

Number of rooms .....	5
Number of bedrooms .....	4
Number of bathrooms .....	1
Toilets count .....	2
Washrooms .....	1

### DPE/GES

DPE .....	269
GES .....	47

### APPENDIX

Cellar .....	1
Videophone .....	Non

### SERVICES

caretaker .....	Yes
Heater .....	gaz
Kitchen .....	aménagée



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