



Haussmann apartment

PARIS 14EME ARR. (75)

695 000 €



80 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

I offer you on the 4th floor of a beautiful Haussmann building with elevator, a 4-room apartment of 80m².

It consists of an entrance, a double living room of 29m², a kitchen, two bedrooms of 15 and 13m², a bathroom, a separate toilet, dressing room and cupboard.

The double living room has two double windows with balconies and two fireplaces.

The adjoining bedrooms, the bathroom and the kitchen overlook a large, bright south-facing courtyard.

Walls and ceilings just repainted, kitchen with sockets and connections ready to be equipped.

Parquet floors, moldings and fireplaces add to the charm of this apartment.

Possibility of creating a third bedroom.

Individual gas heating and hot water. Double glazing.

A cellar completes the property. Bicycle and stroller storage.

Quiet street, very commercial area, nursery and primary schools 3 minutes away, college 8 minutes away.

Porte d'Orléans station, metro line 4 and tram T3a, 2 minutes.

Nombre de lots de la copropriété : 35, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(provisions) : 2852€ soit 237€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,51% 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 856190

Property type Haussmann apartment

Year of construction 1912

Floor number 4

Floors count 6

SURFACES

Living space 80 m²

Surface Carrez Law 80.2 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 35

Condominium fees 238 €/mois

Share of expenses 2 852 €

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 215

GES 46

APPENDIX

Cellar 1

Videophone Non

SERVICES

Elevator Yes

Heater gaz

Kitchen aménagée

Interpcom Yes



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