



## VENDÔME ESTATE



### **SOLD: CHAMPS DE MARS - 3 ROOMS - 75007**

Rue de Montessuy 75007 Paris

On request

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Apartment  
65,0 m2  
Floor: 1

Rooms: 3  
Bedrooms: 2

Bathrooms: 1

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Near the Eiffel Tower on the 1st floor with elevator of a Haussmannian building, we present this 4-room apartment of 65m2 to renovate overlooking a large courtyard of a beautiful Haussmannian building. It consists of an entrance to a separate kitchen, a living room, 2 bedrooms, 1 office, a bathroom, separate WC.

Cellar. Full west - TO RENOVATE - TO SEE QUICKLY

The property for sale is a condominium with 2 units. The average annual charges amount to 1,200 euros, and there are no legal proceedings within the condominium. The property tax is 900 euros per year.

PRICE: 798,000 euros including agency fees (\*agency fees of 38,000 euros including VAT, to be paid by the buyer). Net selling price is 760,000 euros.







## Details

- Entry
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
- Cellar

## Additionally

- Few steps from Eiffel Tower
- Haussmanien charm
- Calm
- Looking on courtyard
- A refaire

## Legal information

- **198 kWhEP/m<sup>2</sup>.an (D)**
- **6 kg CO<sub>2</sub>/m<sup>2</sup>.an (B)**
- Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)
- Coownership, 2 lot for sale
- Annual charges 1 200 €
- No procedure in the coownership
- Land tax 900 €/year
- PRICE : 798 000 Euros FAI\*
- Agency fees 5% VAT payable by the buyer
- Netto price 760 000 euros

VENDOME ESTATE 9, av Rapp 75007 Paris

Email : [contact@vendome-estate.com](mailto:contact@vendome-estate.com), tel. +33 (0)1 45 33 81 16 site [www.vendome-estate.com](http://www.vendome-estate.com)

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RCS Paris - 517436036 - N° TVA FR48517436036