



# **SOLD : CHAMPS DE MARS - 2 BEDROOMS - 75015**

Boulevard de Grenelle 75015

#### On request

| Apartment | Rooms: 3    | E |
|-----------|-------------|---|
| 60,0 m2   | Bedrooms: 2 |   |
| Floor: 4  |             |   |

Bathrooms: 1

A stone's throw from the Champ de Mars, in a Haussmannian building, on the 4th floor with elevator, this magnificent 3-room apartment of 59 m2 (Surface Carrez), renovated by an architect, consists of: a large living room with a modern fitted kitchen, 2 bedrooms, dressing room, bathroom with shower and bath, separate WC and a cellar.Crossing, bright, zero loss of space.

ASSURED CRUSH !!!!

The property in joint ownership, 2 lots for sale, average annual amount of charges 1800 €, no procedure in the joint ownership, property tax 880€/year

PRICE: 799,0000 Euros FAI \* agency fees 29,000 including tax payable by the buyer, net selling price 770,000 euros

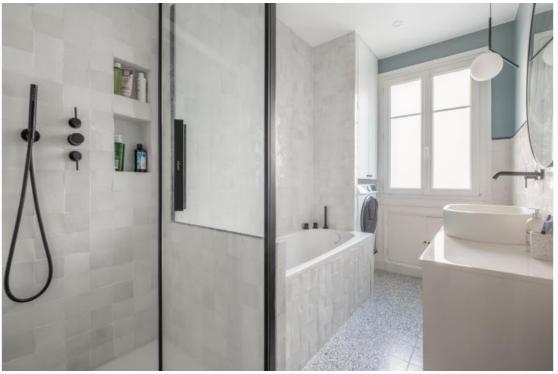














#### Details

- Entry
- Living
- Open kitchen
- 2 bedrooms
- Dressing
- 1 bathroom
- WC
- Cellar

## Additionally

- Refurbiched by an architecte
- West Exposition
- Without vis-àvis
- Very bright

### Legal information

- 353 kWhEP/m<sup>2</sup>.an (F)
- 11 kg CO2/m<sup>2</sup>.an (C)
- Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr
- Coownership
- 2 lots for sale
- annual building charges 1800 €
- no procedure in the coownership
- land tax 880€/an
- energy estimation by year : between 1 280 € and 1 770 €
- PRICE : 799 0000 Euros FAI\*
- \* agency fees included 29 000 € VAT payble by the sellar,
- netto price 770 000 euros

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