



VENDÔME ESTATE



ARGENTEUIL-2 ROOMS-COMPLETELY RENOVATED-43M2

Rue de la Grande Ceinture

On request

Apartment
43,0 m2
Floor: RDC

Rooms: 2
Bedrooms: 1

Bathrooms: 1

Argenteuil - 3 minutes from the J line train station - residential area - lovely 2-room apartment on the ground floor - fully refurbished - rental investment

Located on the ground floor of a well-maintained 4-story building, this recently fully refurbished 2-room apartment consists of a living room, an open-plan furnished and equipped kitchen, a bedroom, and a shower room. This apartment benefits from a sought-after location close to shops and the train station. A private bike storage space is available outside, and there is also one in the basement to complete this property. Planned and paid for works.

The property is part of a co-ownership with 2 lots for sale, with annual charges amounting to 1000 €.

There are no legal proceedings within the co-ownership. Property tax is approximately 800 € per year. PRICE: 190,000 Euros FAI *agency fees 15,000 including taxes paid by the buyer, net selling price 175,000 euros.

DPE F: Estimated annual energy costs between 600 and 750 Euros. Information about the risks to which this property is exposed is available on the Geohazards website: www.georisques.gouv.fr [1]





Details

- Large entrance
- Living room with an open American-style kitchen
- One beautiful bedroom
- Shower room with toilet
- Cellar

Additionally

- Double exposure
- Electric heating
- Secure entry
- Double glazing
- A private bicycle and stroller storage room

Legal information

- Energy - Conventional consumption: 388 kWhEP/m²/year (F)
- Energy - Estimated emissions: 12 kg CO₂/m²/year (C)
- Information about the risks to which this property is exposed is available on the Geohazards website:

www.georisques.gouv.fr [1].

- Annual charges amount to 1,000 euros.
- Property tax: 800 euros per year
- No ongoing legal proceedings within the co-ownership.
- Estimated annual energy expenses: between 600€ and 750€ for 2022.

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Carte de Transaction Immobilières N° CPI 75012015000000883

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Liens

[1] <http://www.georisques.gouv.fr/>