

Paris 8 - PARC MONCEAU



Floor	Number of rooms	Surface	Price
1st	7	190m ²	€ 2,090,000



PARIS VIIIIE - TERNES / COURCELLES - BEAUTIFUL CLASSIC OF 4/5 ROOMS.

Exclusive. In a quiet street between the Place des Ternes and the Parc Monceau, in a stone building of good standing, guarded and perfectly maintained, flat to renovate with a surface area of 190 m².

It comprises: a gallery entrance, a large living room with 3.20m high ceilings, a small living room and a dining room facing west, a kitchen, four beautiful bedrooms (possibility of 5 bedrooms) and two bathrooms, as well as a double cellar in the annex.

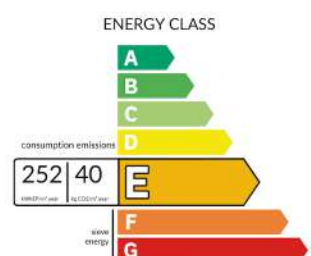
Good distribution and great potential for this superb classic flat that has retained all its original features and beautiful volumes.

Possible division, liberal professions authorized.

APARTMENT

Price	€ 2,090,000	Rooms / Bedrooms	7 / 4
Living area			190 m ²
Surface «Carrez»			190 m ²
Floor			1er

Fees payable by the seller - Number of lots in the co-ownership: 22 - Average amount of the share of current charges 8 500 €/year - No procedure in progress (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH) - Energy class 252 kWhEP/m².an (E) - Climate class 40 kg CO₂/m².an (D) - Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr





INFORMATIONS

Charges	8 500 €/year
Property tax	2 379 €
Number of lots in the condominium	22
DPE	E - 252 kWhEP/m ² /year
GES	D - 40 kgeqCO ₂ /m ² /year
Built in	1900
View	View Opposite, Courtyard, Street
Orientation	East West
Heating	Urbain Radiator
Services	Fireplace, Elevator, Access control, Guard, Intercom

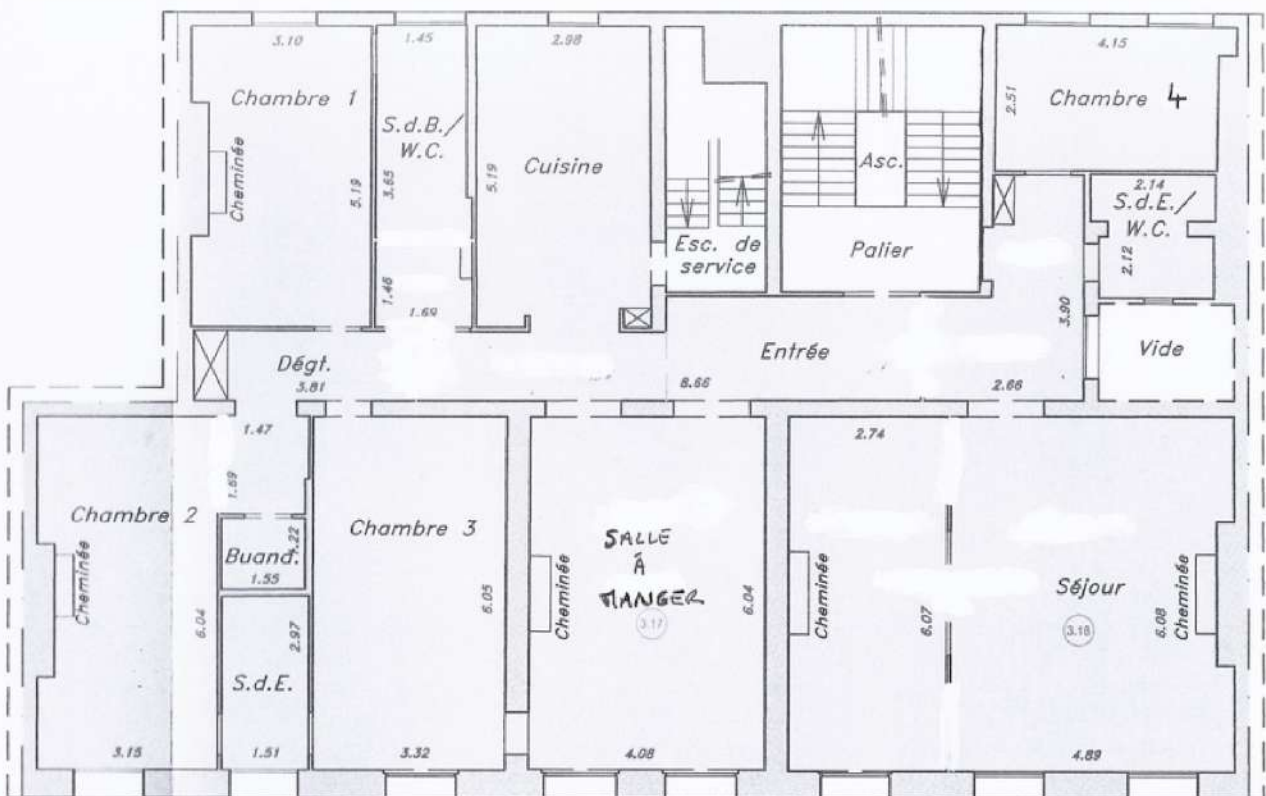
No procedure in progress (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH)

SURFACES

1 Entrance Hall	14.2 m ²
1 Corridor	1.79 m ²
1 Bedroom	11.55 m ² ,
1 Toilet	courtyard 3.33 m ²
1 Double reception	44.52 m ² , on street
1 Dining room	23.83 m ² , on street
1 Bedroom	19.86 m ² , on street
1 Bathroom	6.05 m ²
1 Bedroom	17.68 m ² , on street
1 Corridor	12.1 m ²
1 Bedroom	14.88 m ² ,
1 Bathroom / toilet	courtyard 7.95 m ²
1 Kitchen	14.5 m ²
1 Cellar	24.5 m ² , double



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*La Seule Agence Franco-Asiatique
Dans L'immobilier de Luxe*

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