



Varenne

## EXCLUSIVE

50 sq.m (538 sq ft) apartment with a compact layout, no wasted space, on the fourth floor via stairs of a magnificent 1920s condominium building with a spectacular atrium. Featuring a hall, a lounge, a dining area, a bedroom, a kitchen, and a bathroom.

**Nadia SKHIRI**

- 06 23 34 08 14

nshiri@varenne.fr

**700 000 € incl. fees**

666 000 € excl. fees

Fees : 5.11 % ATI taxes charged to the buyer

**www.varenne.fr**

SIREN 480183771 | RCS

7 place Saint-Sulpice  
75006 PARIS

T. +33 (0)1 45 55 79 10

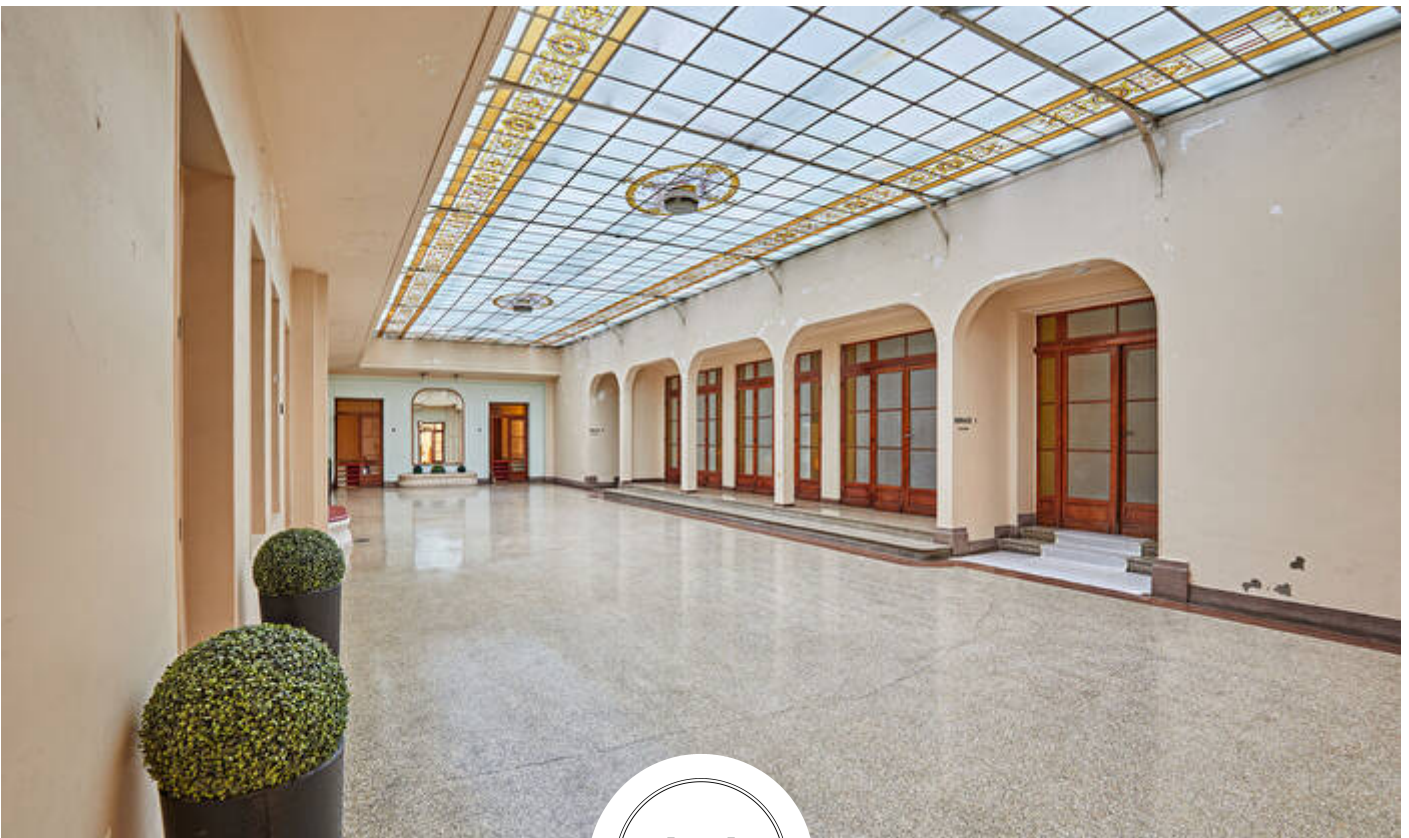
42 rue Barbet de Jouy  
75007 PARIS

T. +33 (0)1 45 55 79 00

14 avenue George V  
75008 PARIS

T. +33 (0)1 45 55 79 20

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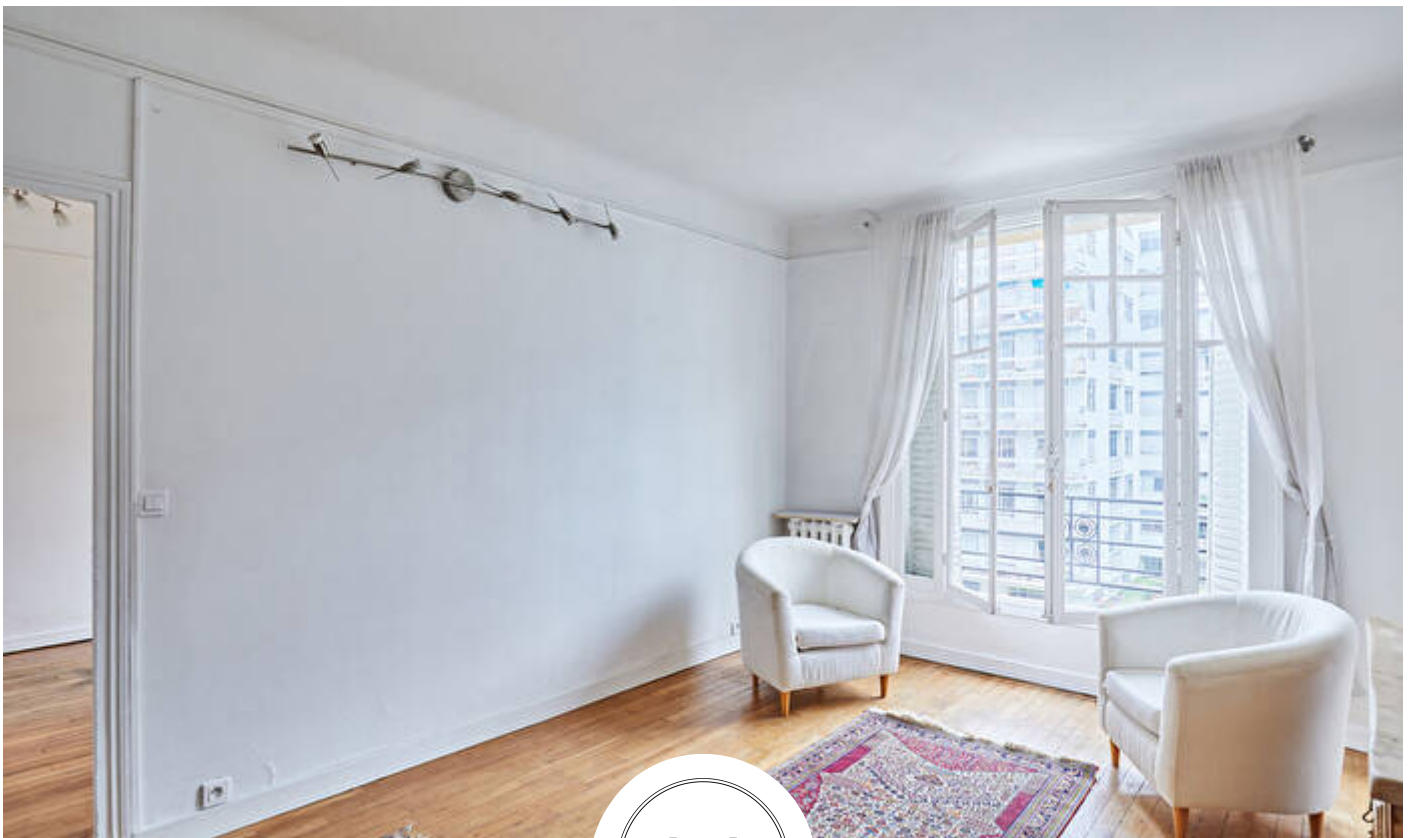
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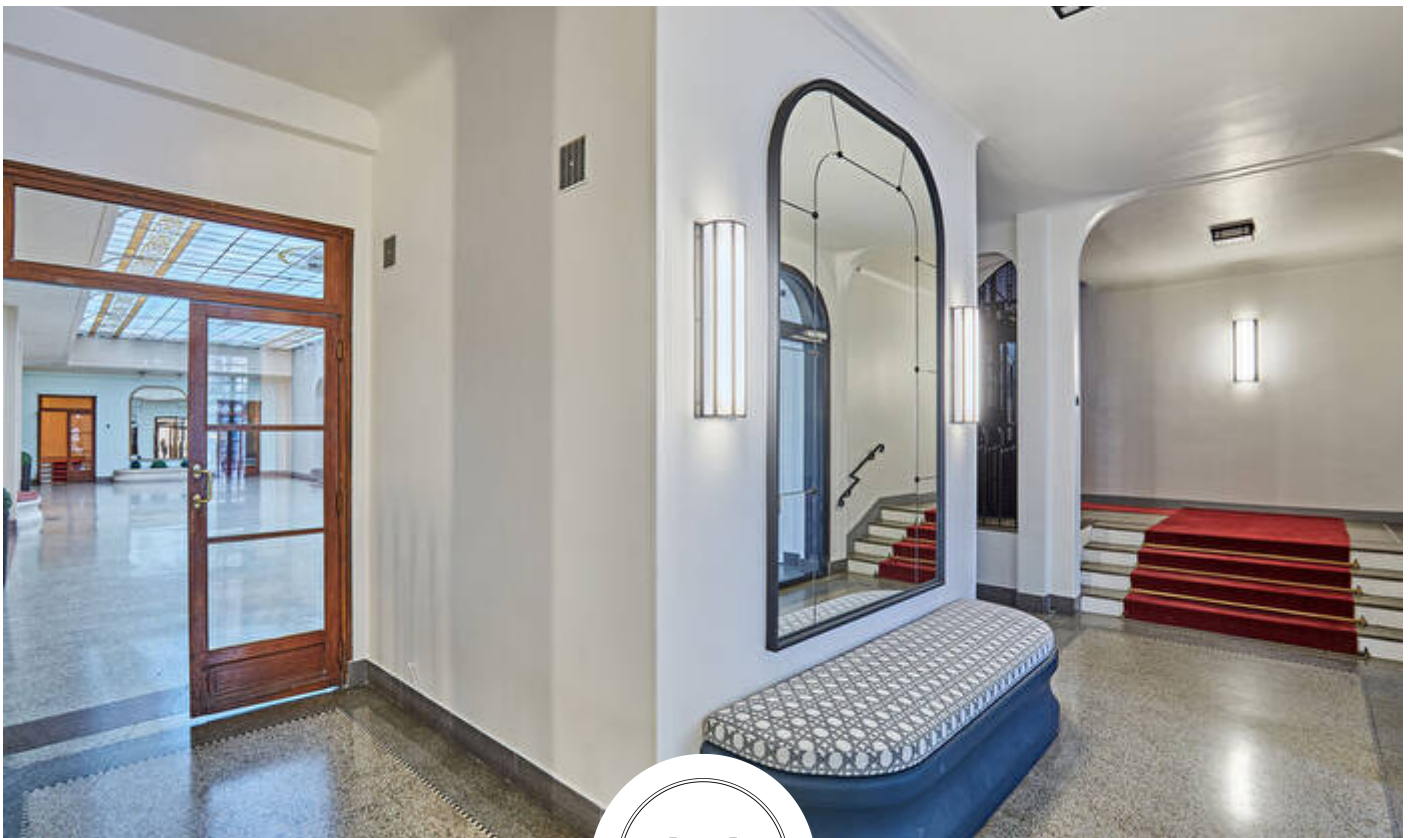
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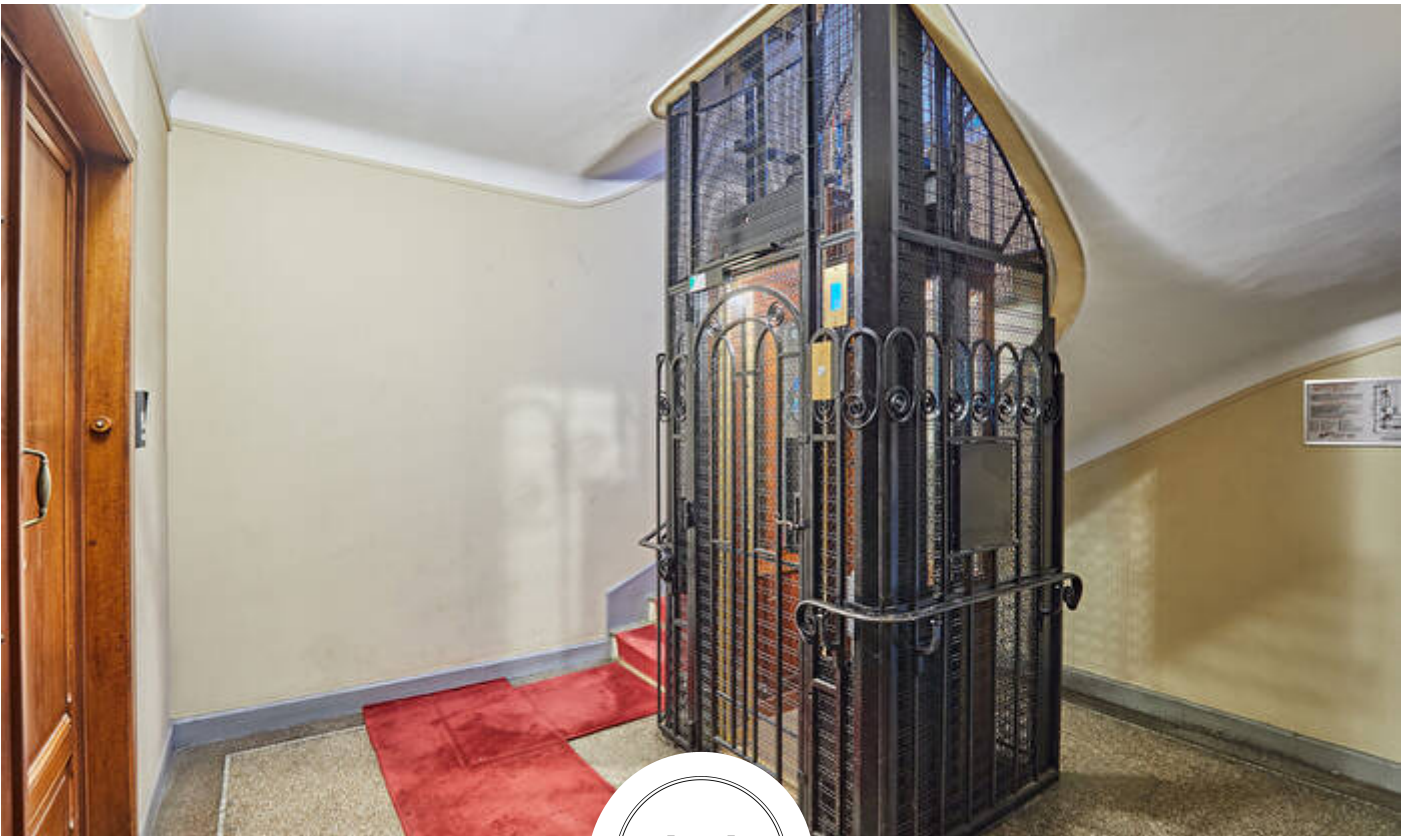
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## PROPERTY

|                      |                   |
|----------------------|-------------------|
| No. of rooms         | 2                 |
| No. of bedrooms      | 1                 |
| Bathroom(s)          | 1                 |
| No. of WC            | 1                 |
| Floor                | 4                 |
| Condition (interior) | Good              |
| Heating type         | Community heating |
| Heating system       | Gas               |
| Interphone           | Yes               |

## BUILDING

|                     |        |
|---------------------|--------|
| Elevator            | Yes    |
| Digital access code | Yes    |
| Building caretaker  | Yes    |
| Condominium         | Yes    |
| Unit(s)             | 150    |
| Annual charges      | 2400 € |

## ANNEXES

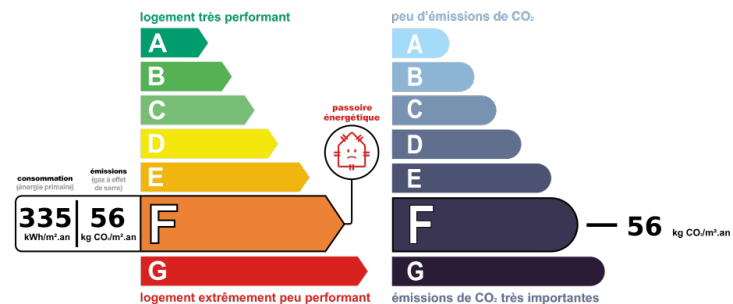
|           |   |
|-----------|---|
| Cellar(s) | 1 |
|-----------|---|

## CHARGES

|         |                 |
|---------|-----------------|
| Charges | 230 € (monthly) |
|---------|-----------------|

## OBSERVATIONS

## DPE



Excessive Energy consumption. Class: F. Estimation annual energy consumption between 990€ and 1400€ on 01/01/2021 (including subscription)



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