



**Apartment - 26m<sup>2</sup>**

**75007 Paris 7ème**

**Price : 399 000€**

**Fees charge purchaser**

*Our 5 agencies:*

**Champ de Mars**  
**01 40 62 77 80**

**Ile Saint Louis**  
**01 43 29 15 11**

**George V**  
**01 40 70 03 03**

**Saint Germain**  
**01 43 26 37 69**

**Monceau**  
**01 45 61 27 93**

Web site : [www.district-immo.com](http://www.district-immo.com)

[contact@district-immo.com](mailto:contact@district-immo.com)

Professional card CPI 7501 2016 000 011 757 - CCI Paris - Garantie QBE

This not contractual document was established according to the indications given by the owner. It is supplied as a rough guide and would not engage our responsibility.

Rue Rousselet, at the junction with Rue de Sèvres. A 26 sqm two-room apartment in a prime location near the iconic Bon Marché department store.

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This apartment benefiting from an optimized floor plan is on the 3rd floor of a fine early 19th century building. Renovated by an interior decorator in 2012, it includes a living room with an equipped open-plan kitchen, a bedroom with a walk-in closet, a shower room and a separate toilet. With a cellar. An ideal pied a terre or investment opportunity.





## KEY ELEMENTS

3th floor  
 Floor surface : 26m<sup>2</sup>  
 Loi Carrez : 26m<sup>2</sup>  
 Ceiling height : NC  
 Cave

## LOCATION

Paris 7ème  
 Métro Vaneau

## FINANCIAL DATA

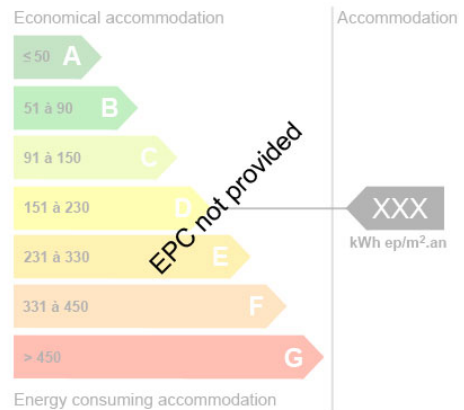
Net selling price : 379 000€  
 Fees: 20 000€ TTC  
 Annual charges : 720€  
 Land tax : 347€

## THE PROPERTY

1 Toilets	Good condition	Views: Courtyard
1 Dressing	Radiateur Electrique Individuel	
1 bathrooms	Tiled floor	
1 Bedroom	Double glazing	

## THE BUILDING

Digicode  
 Number of lots: NC  
 Ongoing procedure: non  
 Number of levels: 5



*This property is presented by:*

**Christophe DEBRIE - DISTRICT CHAMP DE MARS**  
 56 avenue Bosquet 75007 Paris  
 +33687692329 - +33(0)1 40 62 77 80  
 c.debrie@district-immo.com

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