

ENGEL & VÖLKERS

2 Pièces

32 m<sup>2</sup>

Réf. W-02XSPT

345 000 €

Paris 13<sup>ème</sup>

Appartement à vendre (75013)

**résidences  
immobilier**

# résidences immobilier

Au sein d'un bel immeuble haussmannien, Engel & Völkers vous propose un appartement de 32,76 m<sup>2</sup> Loi Carrez. En rez-de-chaussée surélevé, il comprend un séjour, une cuisine séparée, une chambre, une salle d'eau avec WC. Cet appartement saura vous séduire par sa localisation et son fort potentiel après rénovation. DPE : G (493 kWh/m<sup>2</sup>/an) GES : C (16 kgCO<sub>2</sub>/m<sup>2</sup>/an) Estimation des coûts annuels d'énergie du logement entre 1 000 € et 1 400 €/an. Biens soumis au statut de la copropriété. Copropriété de 28 lots. Procédure en cours : Non Charges annuelles moyennes du lot : 920 €. Taxe foncière : 589 € Honoraires ...

In a beautiful Haussmann-style building, Engel & Völkers offers you an apartment of 32.76 m<sup>2</sup> under the Carrez law. Located on the raised ground floor, it comprises a living room, a separate kitchen, one bedroom, and a shower room with WC. This apartment will charm you with its prime location and great potential after renovation. Energy performance certificate (DPE): G (493 kWh/m<sup>2</sup>/year) Greenhouse gas emissions (GES): C (16 kgCO<sub>2</sub>/m<sup>2</sup>/year) Estimated annual energy costs for the property: between €1,000 and €1,400 per year. The property is subject to joint-ownership status. Joint-ownership of 28 ...

**ENGEL&VÖLKERS**

32 rue Guersant - 75008 PARIS 17EME

[Contacter l'agence](#)




A living room with light-colored wooden flooring and white walls. A doorway on the right leads to a kitchen. A patterned curtain hangs on the left. A decorative pendant light hangs from the ceiling.

ENGEL&VÖLKERS

A room featuring white wooden bunk beds. The floor is light wood, and the walls are white. A white door is visible on the right side.

ENGEL&VÖLKERS

[www.residences-immobilier.com](http://www.residences-immobilier.com)

A room with white wooden bunk beds positioned near a window with a decorative metal railing. The floor is light wood, and the walls are white.

ENGEL&VÖLKERS

A kitchen area with white cabinetry and walls partially covered in blue and white patterned tiles. A sink is visible on the right, and a water heater is mounted on the wall.

ENGEL&VÖLKERS