

# AGENCE COULANGE

DEPUIS 1974

469 000 €

**Buying appartement de caractère**

**2 rooms**

**Surface : 47 m²**

**View : Citadine**

**Inner condition : renovated**

**Building condition : good**

**Amenities :**

Lift, Double Glazing, Secured residence,  
Calm, Residential

1 bedroom

1 shower

1 parking

1 cellar



## Appartement de caractère 2158 Paris

12th arrondissement of Paris Rue Louis Braille large 2-room apartment plus 7m² office. Ideally located just 100 meters from the Coulée verte René-Dumont and a 10-minute walk from the Bois de Vincennes fountain, this superb 47.53m² dual-aspect apartment will seduce you with its charm and its complete renovation carried out in 2019, highlighting a magnificent traditional parquet floor. Located on the 5th floor of 6 with elevator, it offers a bright and calm living environment. The + : A large cellar and an underground parking space, very sought after in the area. Bus station 64, Daumesnil metro station just a stone's throw away. Do not hesitate to call Malo Genelot Ganteaume at 06 46 55 24 77

### Legal information

469 000 € fees included

4,22% VAT of fees paid by the buyer  
(450 000 € without fees), well  
condominium, no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Document non contractuel - 05/07/2025



**TRANSACTION - LOCATION - GESTION**

**WWW.AGENCECOULANGE.COM**

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180