



REF : VICTOIRE 209

A stone's throw from the Opéra Garnier (Lot 209)

12 rue de la Victoire, Paris 9

This recent five-story building is ideally located in a central, shopping area and perfectly served by public transport. Near the Opéra Garnier, on the border of the 1st and 2nd arrondissements, it rises in the southern part of this sector rich in theaters, concert halls and shows. The program thus benefits from the vitality specific to the Parisian Grand Boulevards district.

This apartment located on the 4th floor has undergone extensive renovation work. It includes an entrance, a kitchen opening onto the living room with balcony, 3 bedrooms, one with shower, a bathroom with WC, a separate WC.

This apartment benefits from a cellar

Possibility of parking extra

Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.g\[...\]](http://www.georisks.g[...])

Regulated by a co-owner status : yes

Condominium lot : 10

1 189 000 €

4 Bedrooms | 85.95 sqm | 4th floor

Subway : RICHELIEU DROUOT LE PELETIER NOTRE DAME DE LORETTE

Monthly fees : 325 €

Property tax : €

Sophie DUPUIS 06.45.29.94.30



