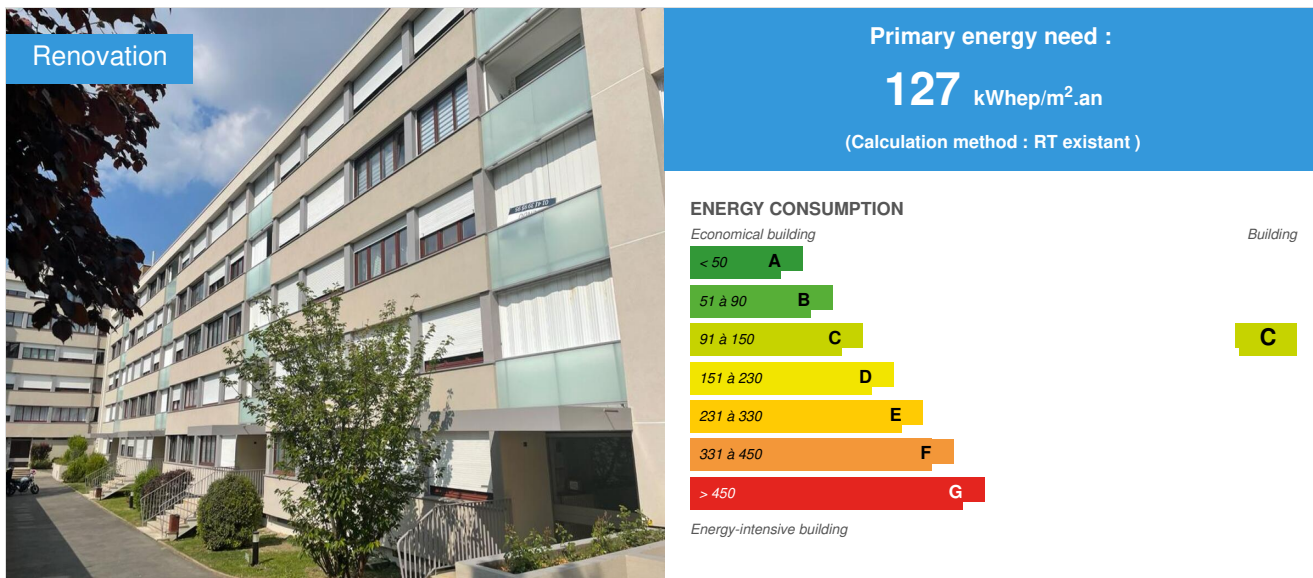


## Alexandre Dumas Residence

by Zineb HADDAOUI / 2022-07-05 00:00:00 / France / 898 / FR



**Building Type** : Collective housing < 50m  
**Construction Year** : 1965  
**Delivery year** : 2021  
**Address 1 - street** : 4 rue Alexandre Dumas 78230 LE PECQ, France  
**Climate zone** : [Cfb] Marine Mild Winter, warm summer, no dry season.

**Net Floor Area** : 7 275 m<sup>2</sup> SHON  
**Construction/refurbishment cost** : 1 094 665 €  
**Cost/m2** : 150.47 €/m<sup>2</sup>

### General information

The condominium voted for a high-performance energy renovation project during the general meeting of June 2019 relating to:

- the renovation with thermal insulation from the outside of all the facade walls ;
- replacing the boiler with an efficient gas condensing boiler ;
- installation of thermostatic valves.

Some co-owners also took advantage of this project to replace their original joinery.

### Photo credit

Citymetry

### Stakeholders

### Contractor

Name : Résidence Alexandre Dumas

## Construction Manager

Name : EMMANUEL DE BENOIST

## Stakeholders

Function : Assistance to the Contracting Authority  
CITEMETRIE

copro78[a]citemetrie.fr

[www.citemetrie.fr](http://www.citemetrie.fr)

AMO Financial Engineering.

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Function : Company

GESTEN

Boiler room

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Function : Company

SOCATEB

Refacing with ITE

## Energy

### Energy consumption

Primary energy need : 127,00 kWhep/m<sup>2</sup>.an

Primary energy need for standard building : 193,00 kWhep/m<sup>2</sup>.an

Calculation method : RT existant

CEEB : 0.0001

Initial consumption : 193,00 kWhep/m<sup>2</sup>.an

## Renewables & systems

### Systems

Heating system :

- Condensing gas boiler

Hot water system :

- Gas boiler

Cooling system :

- No cooling system

Ventilation system :

- Natural ventilation

Renewable systems :

- No renewable energy systems

## Environment

### Urban environment

The condominium is located in the Ermitage district in Le Pecq.

## Construction and exploitation costs

Cost of studies : 20 000 €

Total cost of the building : 1 114 665 €

Subsidies : 298 461 €

Additional information on costs :

Aid details:

Co-ownership filed under the HMS program:

- Anah grants: €239,760.94

- CD78 grants: €45,200

- Aid from CA SGBS: €13,500

=> That is a total of subsidies of €298,460.94 for a package of works amounting to €1,094,665.96 excluding tax

The average share is €18,026.54.

## Contest

### Reasons for participating in the competition(s)

Following the vote on the works in June 2019, the condominium started the works at the beginning of 2020.

The construction site had to be interrupted following the health crisis for several weeks.

Despite the Covid-19 epidemic, the project was still able to see the light of day and the work was successfully completed.

Thanks to this project, we were able to observe a marked improvement in comfort with the co-owners.

The costs relating to the production of heat have also been considerably reduced, in particular due to the replacement of the old dilapidated boiler by a more efficient and less energy-consuming model.

The condominium is now continuing its energy renovation and has recently undertaken the insulation of the roof terraces.

