COLDWELL BANKER
EUROPA REALTY

Apartment Paris 79 m²



SALE PRICE : 1 190 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly sought-after 1st arrondissement, just steps from Place des Victoires and the Palais-Royal, discover this charming duplex apartment on the third and fourth floors. Its distinctive character and warm atmosphere evoke the feel of a true Parisian home.

With a dual aspect and a well-designed layout, this elegant and distinctive apartment offers a harmonious balance between the reception areas and private quarters.

The reception area features a spacious living room with generous proportions, enhanced by a fireplace that adds charm and character. A fully fitted and equipped semi-open kitchen flows seamlessly into this welcoming living space.

Set on a separate floor, the sleeping quarters provide comfort and privacy. They comprise two generously sized bedrooms, each with an en-suite shower room, along with ample storage.

Three additional storage rooms complete the property.

A prime address for those who love Parisian life, in the heart of the capital, offering the opportunity to enjoy the charm and lifestyle of the Palais-Royal neighbourhood, with its restaurants, boutiques and art galleries.

Sale price: €1,190,000 (agency fees payable by the seller)
Annual condominium charges: €3,800
Energy rating: E
Number of main units in the condominium: 40
Estimated annual energy costs: between €2,290 and €3,150
Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	79.53 m²	Number of units:	16
Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 315

Greenhouse gas emissions (GHG) index: C 12

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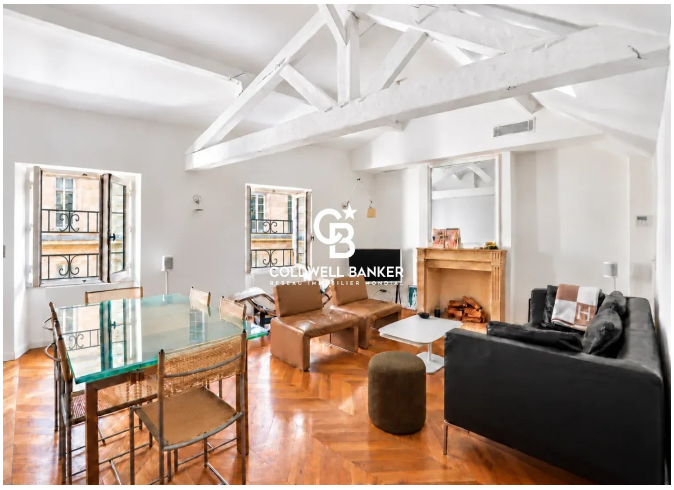







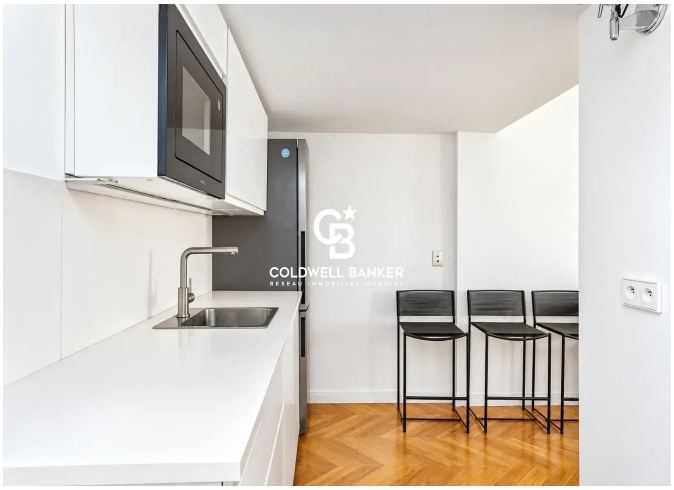

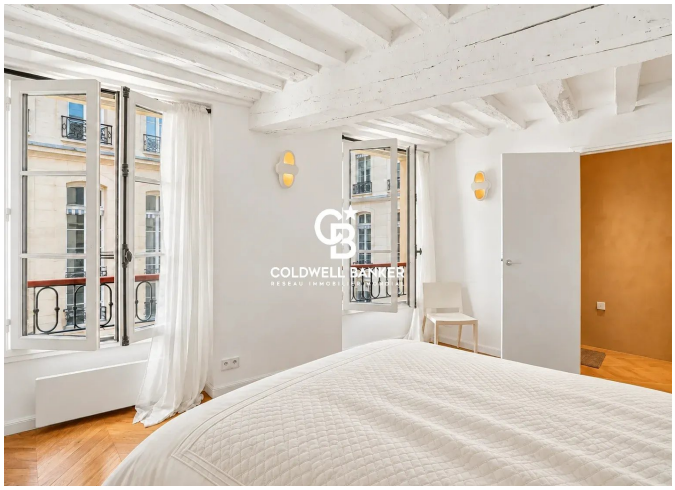

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