COLDWELL BANKER
EUROPA REALTY

Apartment Paris 111 m²



SALE PRICE : 1 680 000 €

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France, 92120, Montrouge

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DESCRIPTION

“VIRTUAL TOUR AVAILABLE UPON REQUEST.” Coldwell Banker Rive Sud, your luxury real estate specialist, is proud to exclusively present this stunning sun-filled Parisian apartment, beautifully renovated, offering 111 sqm (1,195 sq ft) of living space with 4 rooms, located on the 4th floor with elevator access in a classic Parisian stone building, just moments from Place Gaillon.

Its location is truly exceptional: only a 5-minute walk from some of Paris’s most iconic landmarks, including the Palais Royal Gardens, the Louvre Museum, and the Opéra, all while being situated on a quiet street.

This bright apartment, full of classic Parisian charm with its original hardwood floors and period fireplace, is in impeccable condition. It features an entrance hall leading to a dining room, a living room, and a spacious kitchen. On either side of the living areas are two bedrooms, each with its own shower room and toilet.

The property was recently renovated by an interior designer using high-quality materials and benefits from an excellent energy performance rating (C).

Ideal for a family, a couple, and/or as a prestigious Paris pied-à-terre.

A cellar/storage room is also included with the property.

Energy performance information for this property:
ENERGY rating: C — 91 kWh/sqm/year
CLIMATE rating: C — 17 kg CO_2/sqm/year

Agency fees payable by the purchaser.

Véronique Lepage (EI), commercial real estate agent registered with the Nanterre Trade and Companies Register (RSAC) under number 888348364.

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FEATURES

Property type:	Apartment	Area:	111.24 m²	Elevator:	Oui
Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 131

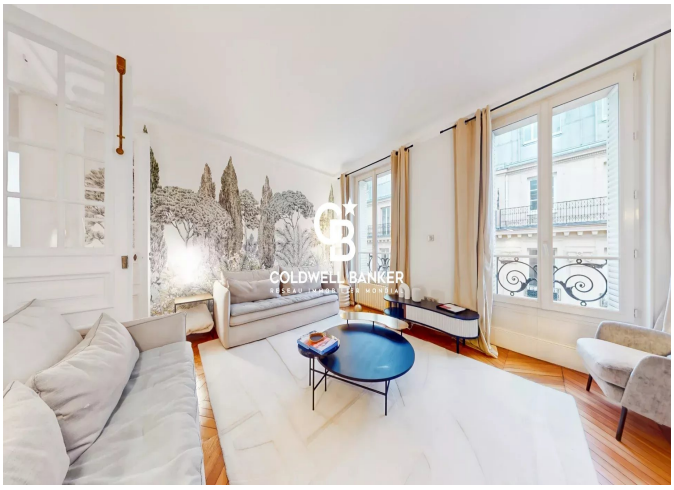
Greenhouse gas emissions (GHG) index: C 28

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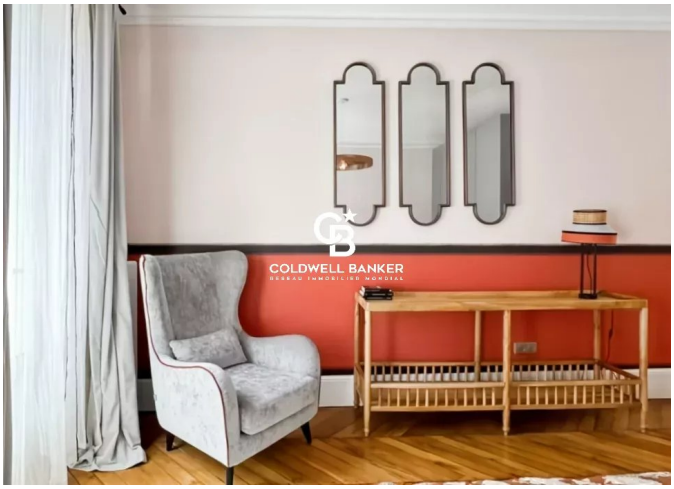
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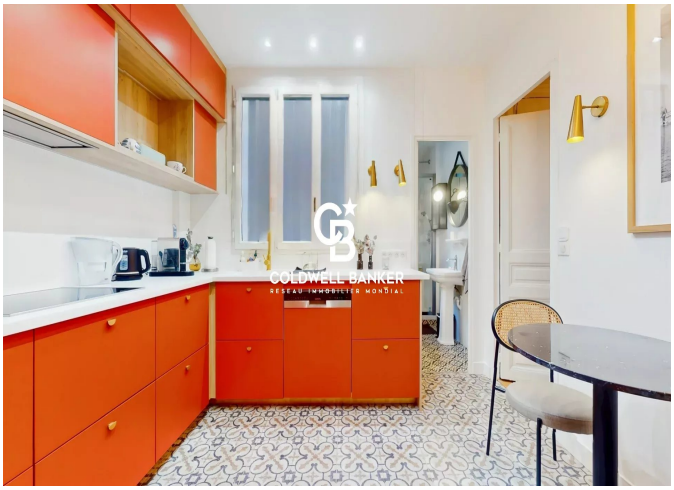












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