COLDWELL BANKER
EUROPA REALTY

Apartment Paris 29 m²



SALE PRICE : 498 750 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Paris is pleased to offer for sale a charming top-floor studio in a classified 17th-century building in the Marais. With exposed beams, period fireplaces, and an original staircase, this studio embodies the unique charm of Old Paris, right in the heart of one of the capital's most prestigious and sought-after districts, renowned for its iconic landmarks and celebrated boutiques.

The spacious living area, partially divided into two sections, allows for a comfortable sleeping space with a large double bed, as well as a cozy sitting area with a sofa. The fully equipped kitchen and modern shower room provide comfort and convenience, making this property the perfect pied-à-terre for enchanting stays in Paris.

Sale price: €498,750 (fees payable by the seller)
Number of main lots in the co-ownership: 62
Annual charges: €557
Energy rating: G, C
Estimated annual energy costs: between €1,620 and €2,200 per year

"The information about 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:	29.0 m²	Number of units:	41
Number of rooms:	1 room				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 719

Greenhouse gas emissions (GHG) index: C 24

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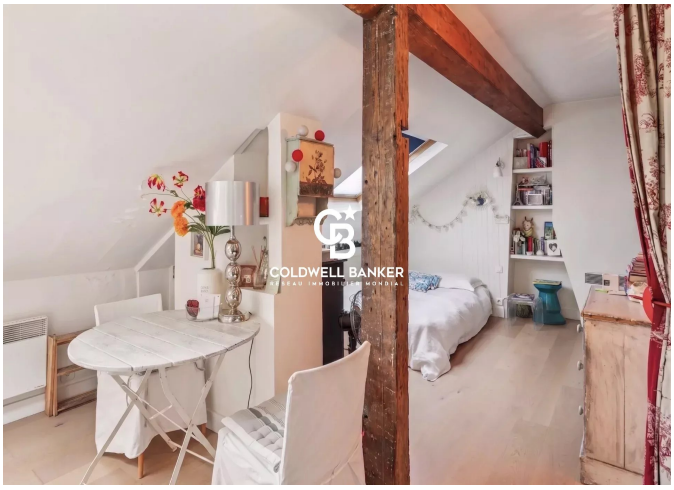





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