COLDWELL BANKER
EUROPA REALTY

Apartment Paris 48 m²



SALE PRICE : 645 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris – Bastille | Character Apartment with Refined Features
Just a few steps from Place de la Bastille, discover this character-filled apartment offering 56 sqm of total floor space, with a distinctive atmosphere and a particularly well-designed layout.
A spacious private entrance leads to a pleasant living room filled with natural light thanks to an elegant glass roof. A custom-designed, fully equipped open-plan kitchen blends seamlessly into the living area. A contemporary shower room with a walk-in shower completes this level.
On the lower level, the sleeping area reveals a spacious suite full of authentic charm, enhanced by exposed stonework and vaulted ceilings. A wellness area with a whirlpool bathtub completes this intimate setting, which also benefits from naturally cool temperatures during the summer months.
High-end finishes, quality materials and numerous built-in storage solutions give this property a truly unique character.
An atypical apartment full of charm, ideal for those seeking a distinctive property within immediate proximity of the vibrant Bastille district.
Condominium: 16 units.
Service charges: €450/month.
Energy rating: E.
Estimated annual energy costs: between €1,306 and €1,768.
Sale price: €645,000, agency fees payable by the seller.
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:	48.1 m²	Property tax:	€1.00
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 322

Greenhouse gas emissions (GHG) index: E 69

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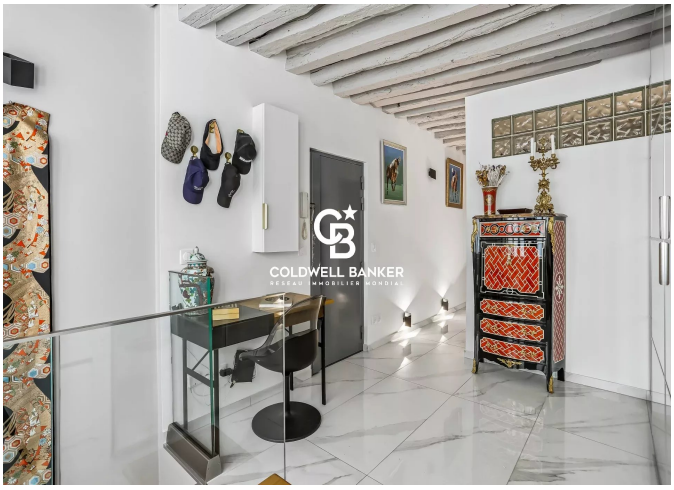
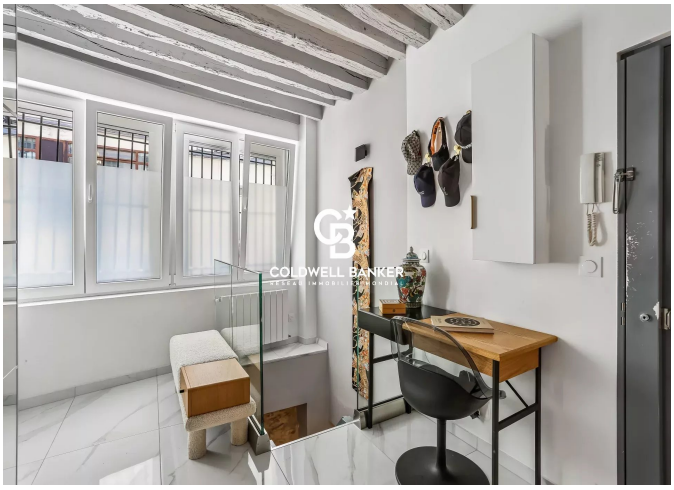

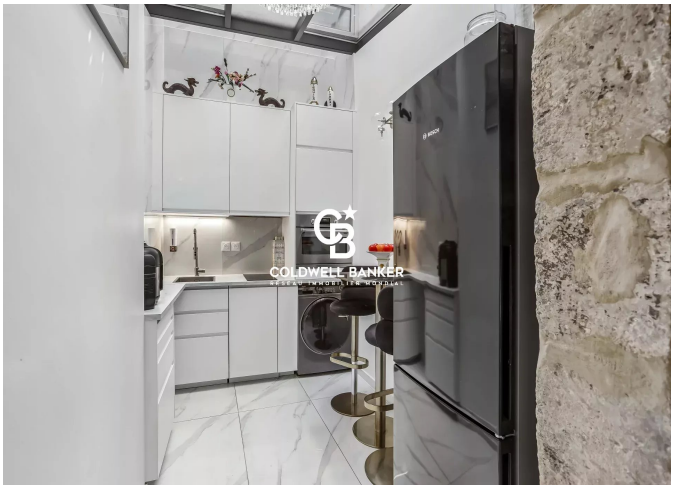

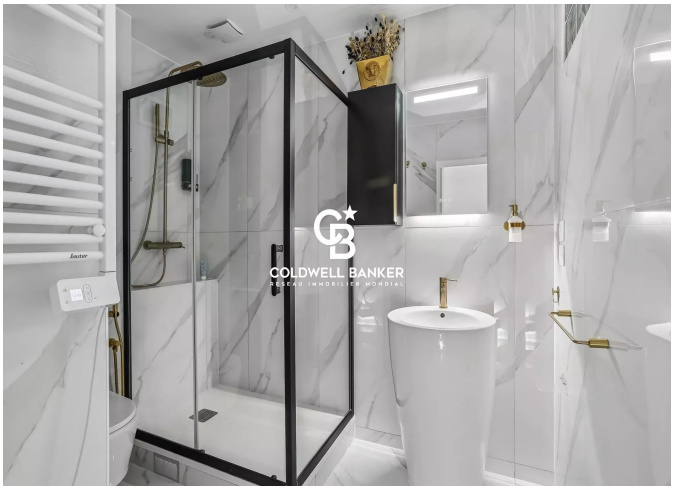

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