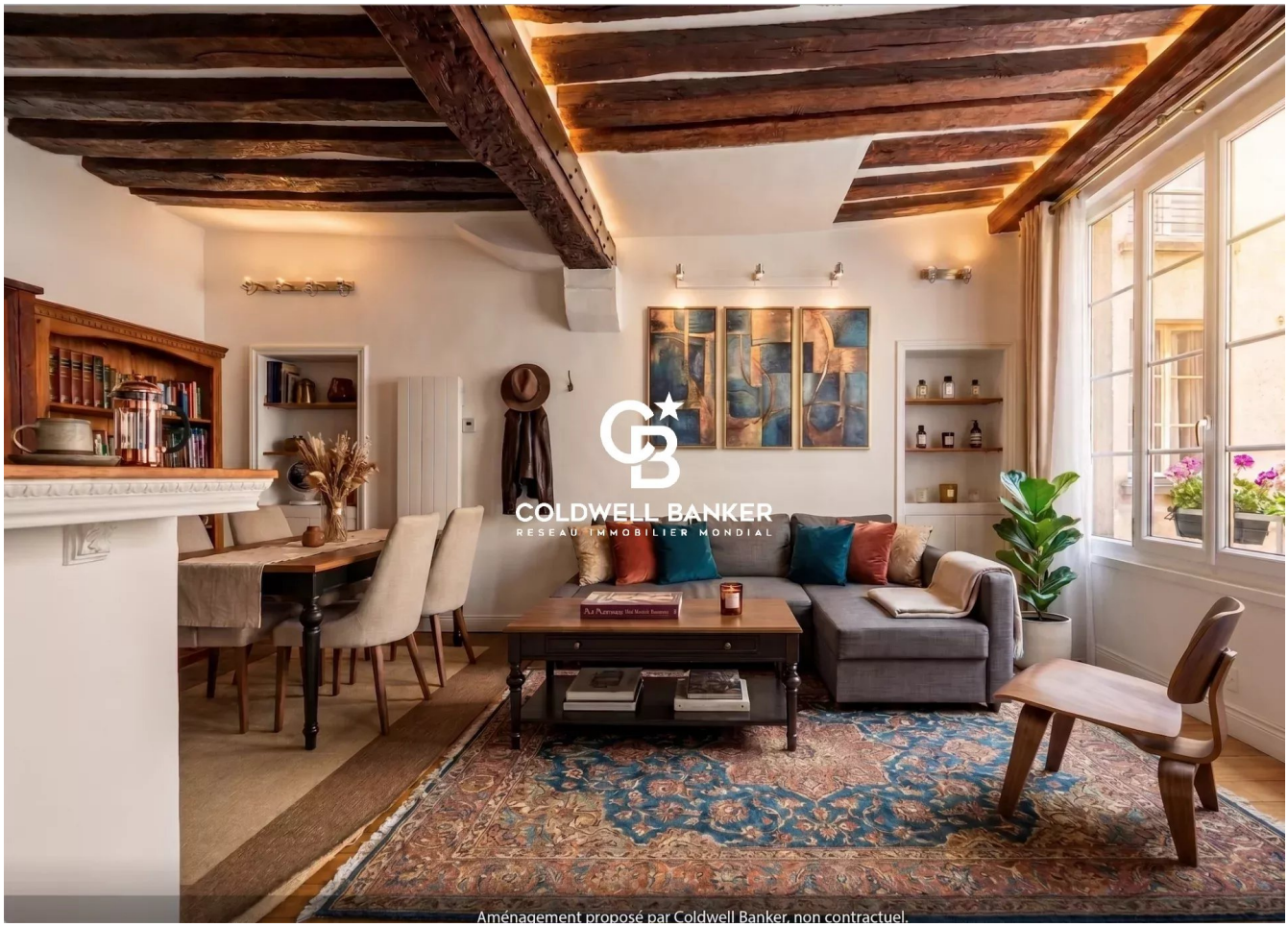
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 66 m²



SALE PRICE : 998 000 €

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DESCRIPTION

On the second floor of the Hôtel de Ville metro station, this superb duplex offers the charm of period features and contemporary comfort, all within a peaceful and secluded setting. Located in the heart of an interior courtyard, sheltered from the hustle and bustle of Paris, this rare property offers a true haven of peace in the very center of Paris.

From the moment you enter, the apartment captivates with its warm atmosphere and perfectly optimized layout. The period materials and features have been carefully preserved, giving the apartment a unique character: solid oak parquet flooring, exposed beams, high ceilings, and harmonious proportions all contribute to creating a living space that is both elegant and authentic.

The main level boasts a spacious open-plan living area, ideal for entertaining or enjoying moments of relaxation in a tranquil setting. The fully equipped kitchen integrates seamlessly into the living space, combining functionality and aesthetics.

Currently, the sleeping area comprises two bedrooms, each offering a comfortable and restful sleeping space. The layout allows for a smooth and pleasant flow of movement, perfectly suited to family life with a separate pied-à-terre. A modern bathroom with a walk-in shower completes the picture.

This duplex stands out not only for its undeniable charm but also for its exceptional location, allowing you to fully enjoy Parisian life: shops, restaurants, cultural venues, and public transport are all within easy reach, yet in absolute tranquility.

Rare on the market, this apartment is a unique opportunity for those who appreciate quality and are looking for a home that combines authenticity, comfort, and a prime location. A viewing is essential to fully appreciate its unique character and potential.

Sale price: €998,000 (seller's fees included)
Number of main units: 34 units
Annual charges: €1,700
Energy rating: F
Annual energy costs: between €1,950 and €2,660
"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:	66.27 m²	Property tax:	€1.00
Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 384

Greenhouse gas emissions (GHG) index: C 12

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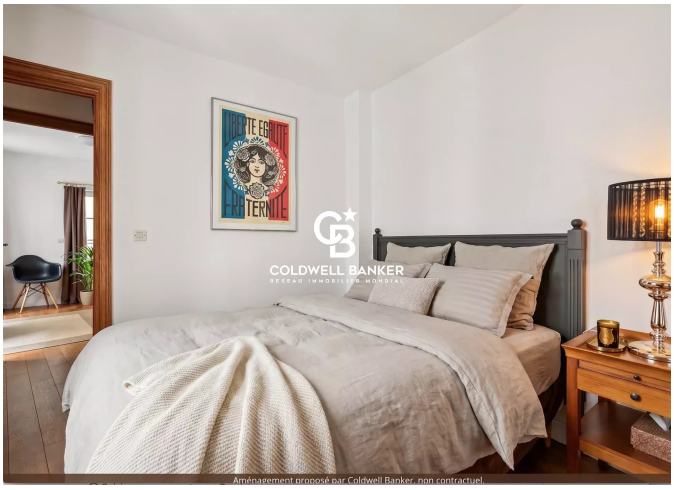

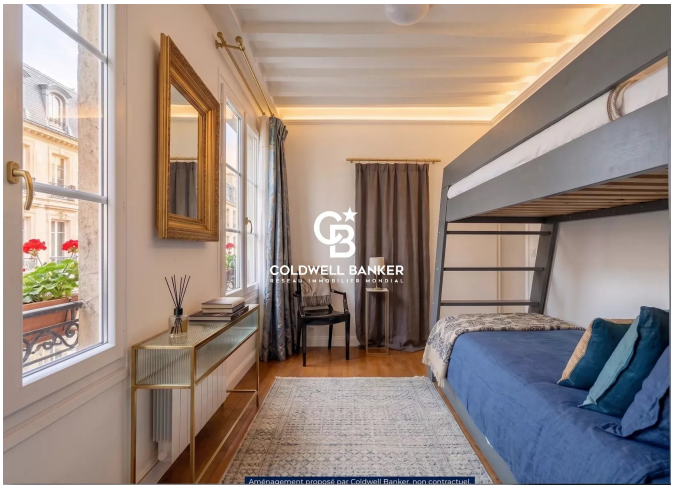

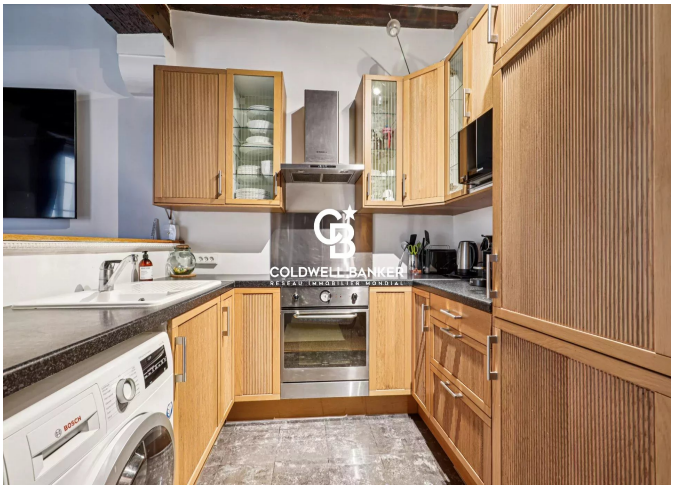

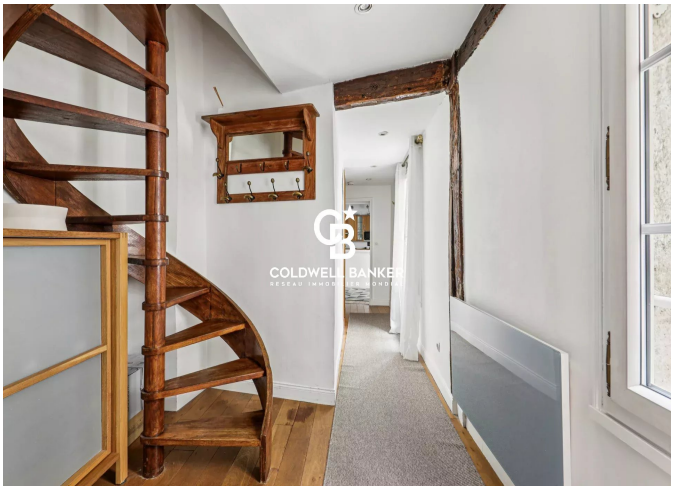



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