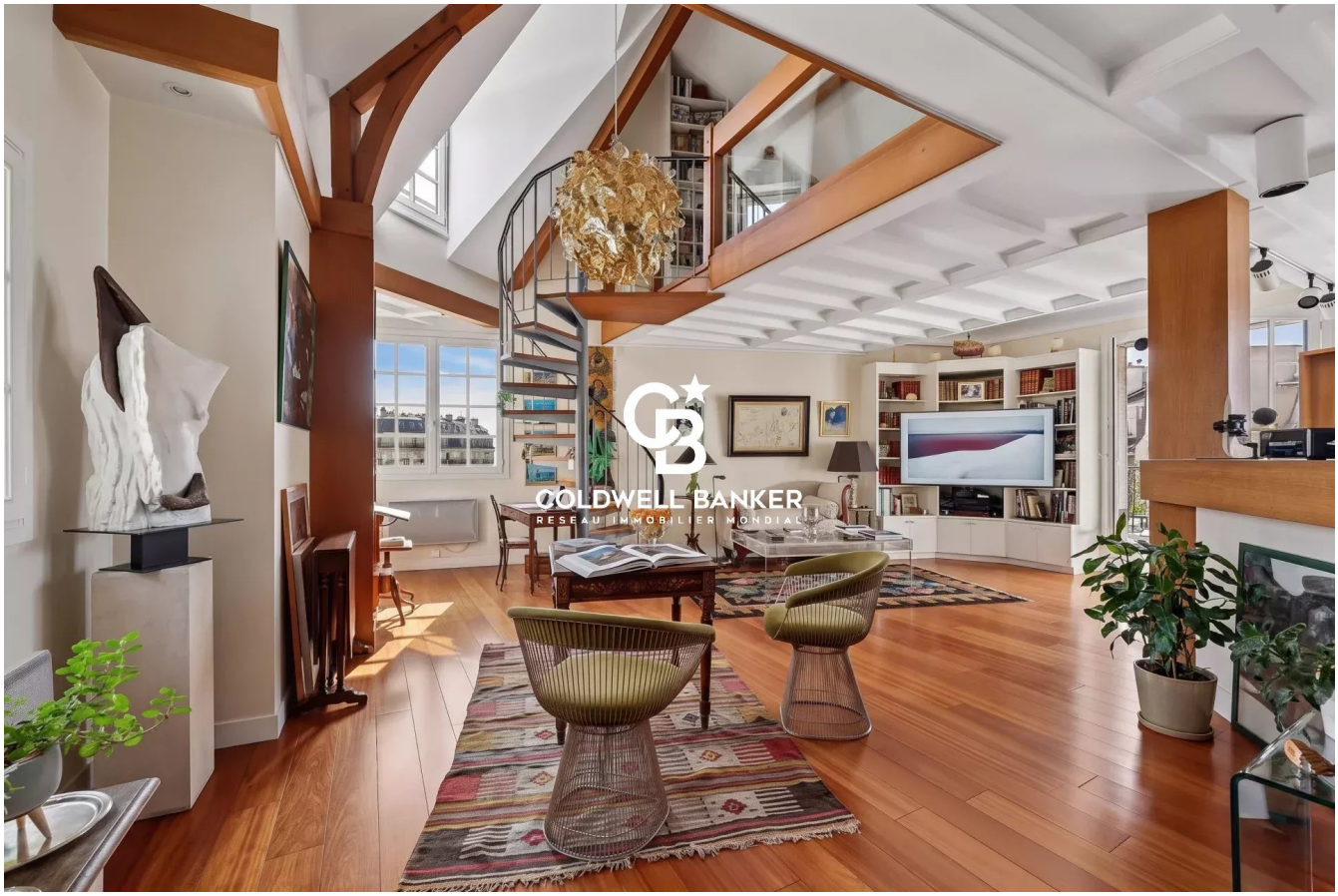
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 102 m²



SALE PRICE : 2 415 000 €

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France, 75008, Paris

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prestige@coldwellbanker.fr

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DESCRIPTION

Notre-Dame, Paris Ve – Exceptional Duplex with Panoramic Views.

Ideally situated on the top floor of an elegant 17th-century building, meticulously restored in 1966, this exceptional 106 sqm duplex enjoys a prestigious address overlooking Notre-Dame Cathedral. It offers breathtaking panoramic views of the capital's most iconic landmarks, the winding Seine and the rooftops of Paris.

Upon entering, the apartment reveals its impressive proportions, with a spacious, light-filled cathedral-ceiling living room. Thanks to its triple exposure, natural light floods the interiors throughout the day, enhancing every corner of the property. The reception area flows seamlessly onto the first terrace, an inviting space from which to admire the exceptional surroundings. A large open-plan kitchen and a beautiful bedroom with its own en-suite shower room complete this level.

The upper floor has been designed as a private sanctuary overlooking the city. It features a study, ideal for quiet reflection and inspiration, and an elegant principal suite with its own bathroom. The highlight of this intimate retreat is undoubtedly the second terrace: opening majestically onto views of the Seine, it offers a romantic, ever-changing panorama of the river.

The perfect combination of undeniable historic charm, abundant natural light and extraordinary views makes this property truly unique. A magical panorama and an enchanting atmosphere, found only at a handful of exceptionally rare addresses in Paris.

Asking price: €2,415,000 (agency fees payable by the seller)
Annual service charges: €2,920
Energy performance rating: C
Co-ownership: 21 main lots
Estimated annual energy costs: between €1,100 and €1,500

Information regarding 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:	102.0 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 143

Greenhouse gas emissions (GHG) index: A 5

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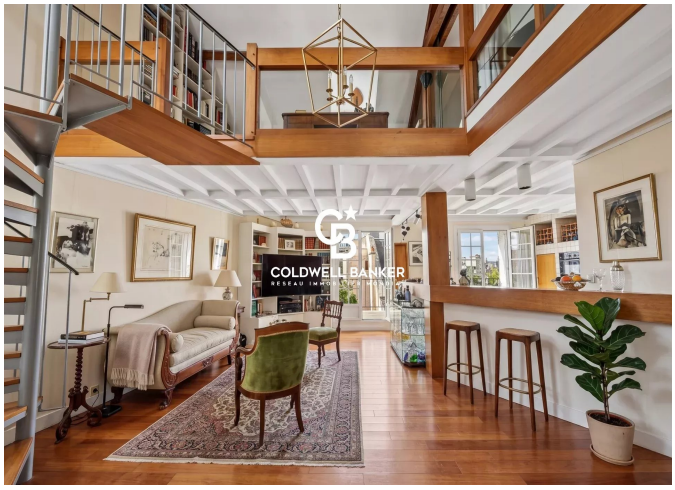





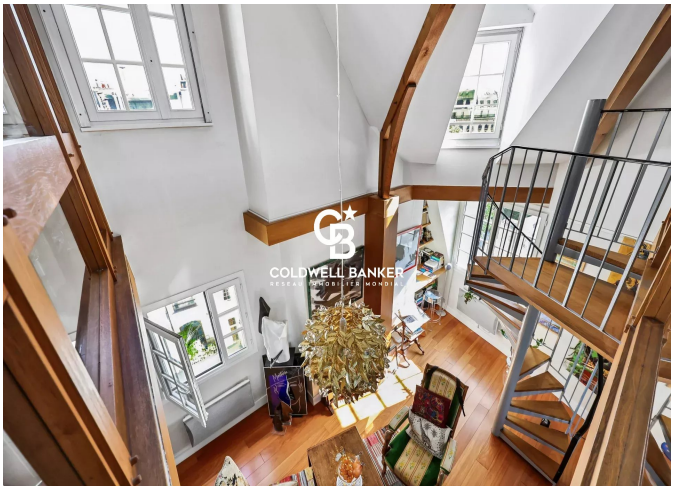



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