COLDWELL BANKER
EUROPA REALTY

Apartment Paris 38 m²



SALE PRICE : 475 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Must-See Property — Stunning 38 sq m One-Bedroom Apartment, Completely Renovated, Dual-Aspect & Sun-Drenched
Located on the 4th floor (out of 5) no elevator of a well-maintained building, discover this gorgeous 38 sq m (409 sq ft) one-bedroom apartment, tastefully renovated in 2022. Functional, bright, and quiet, it offers an ideal layout with zero wasted space.
Optimized Entrance Hall: Seamlessly connects to every room in the apartment.
Living Room (East/West Exposure): Set to the left, a beautiful living space flooded with natural light thanks to its dual-aspect exposure. Enjoy unobstructed open views stretching down the line of the street.
Courtyard Bedroom: Peaceful and quiet, this light-filled bedroom guarantees tranquil nights.
Kitchen: Separate, fully fitted kitchen.
Shower Room: Modern bathroom with walk-in shower and built-in toilet.
Storage: A dedicated walk-in closet/dressing space at the end of the hallway adds extra comfort.
Annex: Includes a private basement storage unit (cave).
Renovation: Fully refurbished in 2022.
Attic insulation approved and paid for in 2025.Parking: A parking lot is located directly across from the building, with options to rent spaces monthly or annually.
Prime Location:
Close to all local amenities (neighborhood shops, supermarkets, bakeries).
Metro: Lines 5, 7 and 10 within a short walking distance.
Bus: Lines 24, 47, and 57.
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:	38.0 m²	Property tax:	€563.00
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 243

Greenhouse gas emissions (GHG) index: E 52

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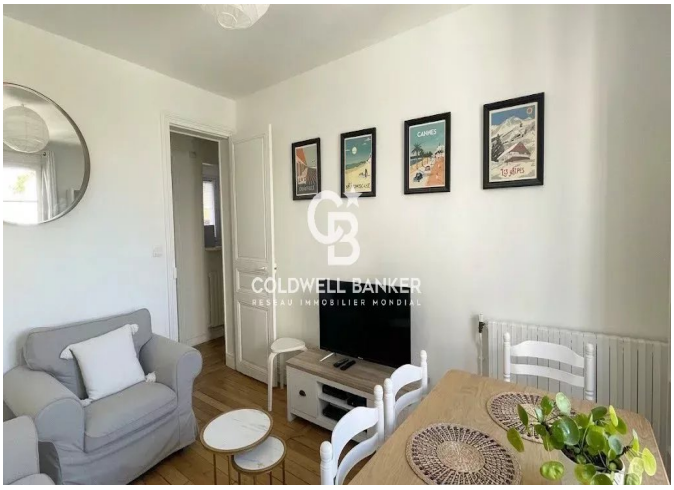









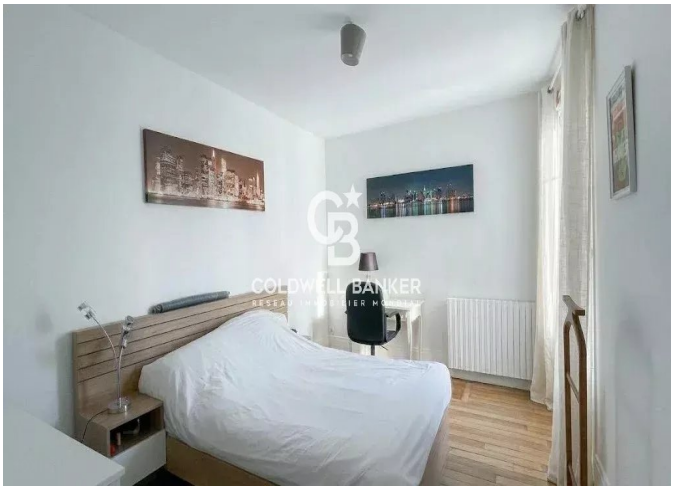

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