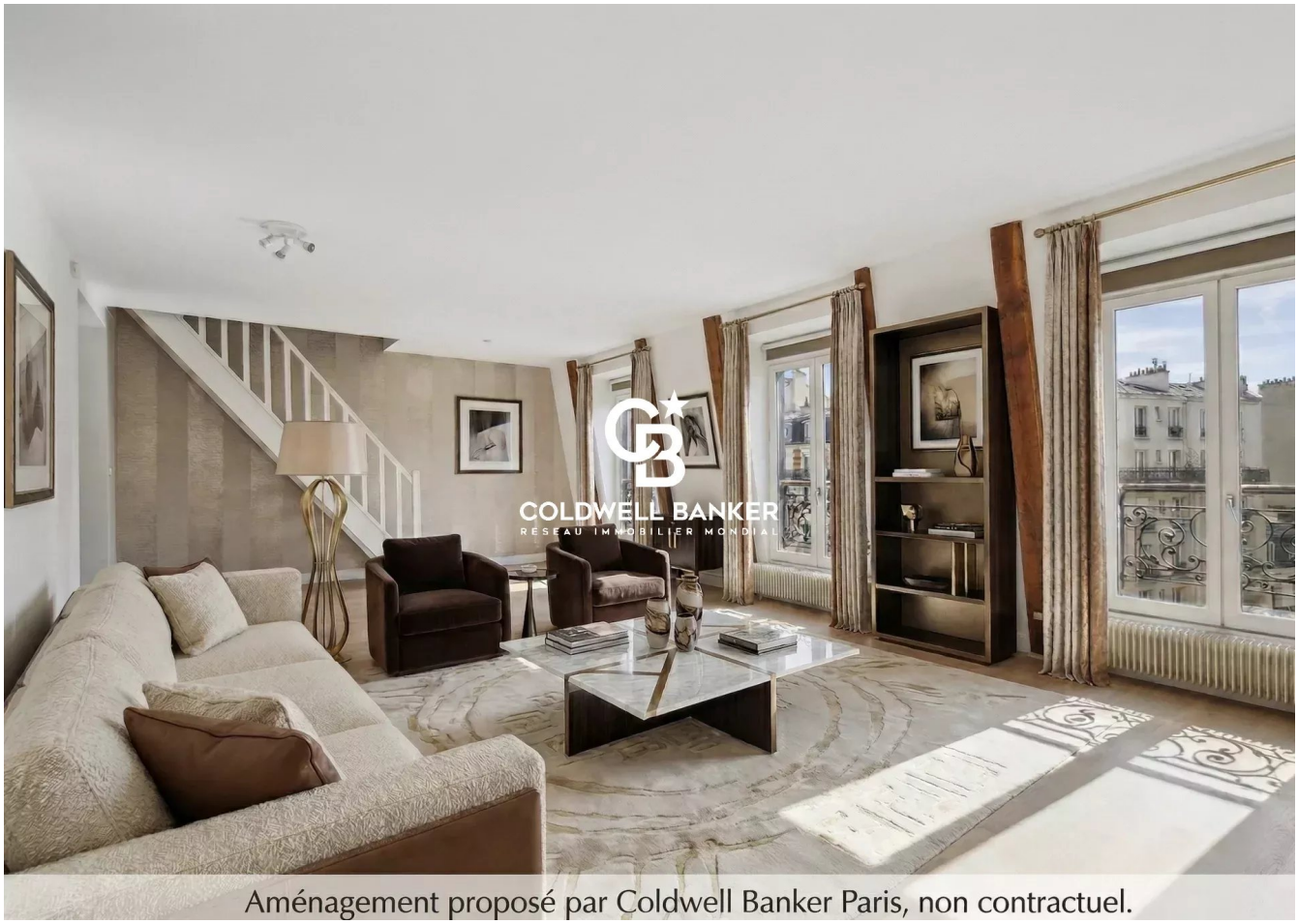
COLDWELL BANKER
EUROPA REALTY

Apartment Paris



Aménagement proposé par Coldwell Banker Paris, non contractuel.

SALE PRICE : 1 630 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Just steps from the Jardin des Plantes, on the top floor of an elegant Haussmann-style building, this stunning, light-filled duplex offers 208 sqm of total floor space (140 sqm Carrez law) with rare volumes and completely unobstructed views.

The first level features a spacious, dual-aspect living room flooded with natural light, along with a convivial eat-in kitchen. This floor also includes three bedrooms and a bathroom.

Upstairs, a generous master suite, a second bathroom, and a large office create an independent night area, ideal for ensuring peace and privacy.

The property stands out for its impressive volumes and warm, inviting atmosphere.

A rare advantage: the possibility to divide the apartment into two separate units, offering exceptional potential for a flexible family project or a long-term investment.

Two cellars complete this property, ideally located in a sought-after neighborhood known for its quality of life and excellent schools.

Sale price: €1,630,000 (agency fees payable by the seller)
Co-ownership: 13 main units
Annual charges: €3,420
Energy rating: C
Estimated annual energy costs: between €1,300 and €1,800

Information regarding potential risks affecting this property is available on the Géorisques website: www.georisques.gouv.fr

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Number of rooms:	6 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

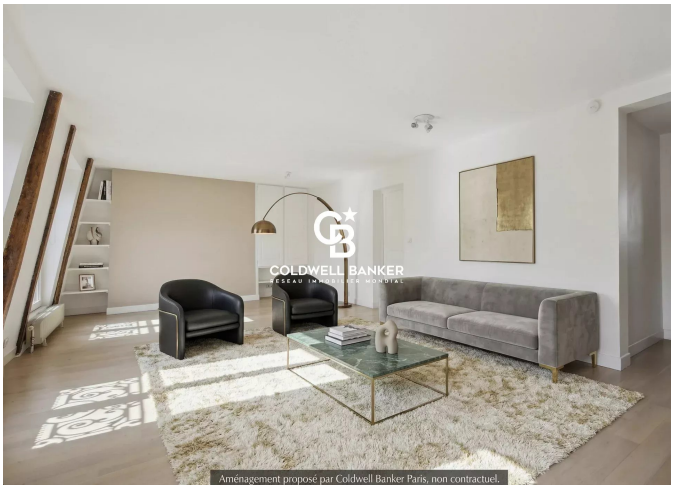
Energy performance diagnosis (EPD): B 98

Greenhouse gas emissions (GHG) index: C 21

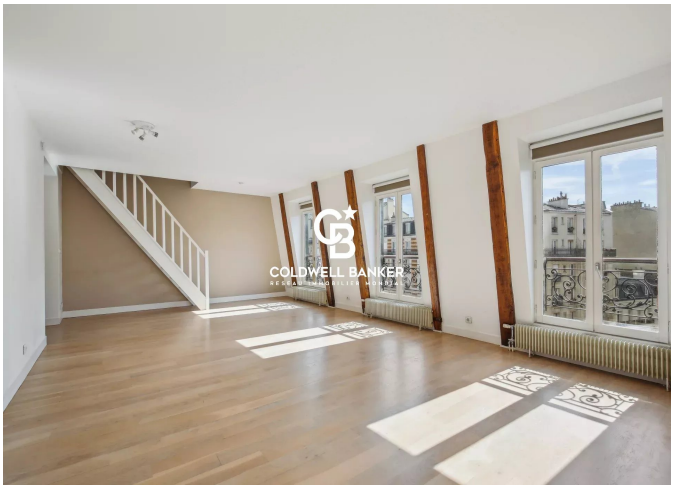
8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY









Aménagement proposé par Coldwell Banker Paris, non contractuel.





8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr