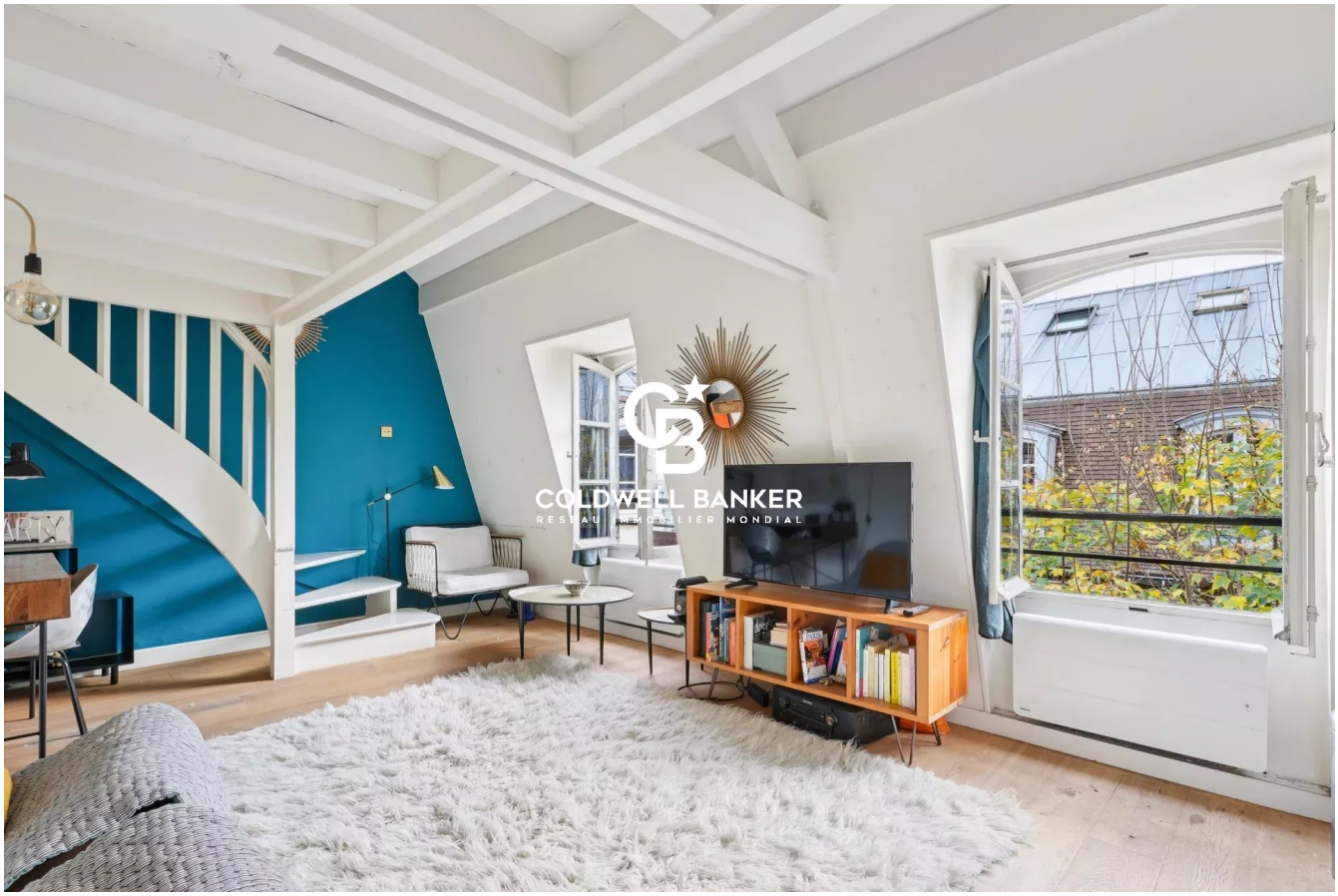
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 28 m²



SALE PRICE : 498 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

This apartment, tucked away in the sought-after Val-de-Grâce neighborhood, embodies the best of Parisian charm.
Set within a peaceful tree-lined courtyard, it offers a rare sense of calm right in the heart of the city.

The main living space is warm and bright, enhanced by a mezzanine that creates a cosy and intimate sleeping area. The bathroom includes a real bathtub, a rare and delightful luxury in central Paris.

Just steps away, you can enjoy the lively rue Mouffetard, the picturesque Place de l'Estrapade — featured in Emily in Paris — and some of the Left Bank's most iconic landmarks:
the Panthéon, the Jardin du Luxembourg, the Arènes de Lutèce, and the Jardin des Plantes.

A perfect pied-à-terre for experiencing a cultured, vibrant, and refined Paris, in one of the city's most charming neighborhoods.

Sale price: €498,000 (Agency fees payable by the seller)
Annual charges: €1,032
Number of main lots in the building: 39
Energy performance rating: F
Estimated annual energy costs: between €760 and €1,040

"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:	28.0 m²	Number of rooms:	2 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 427

Greenhouse gas emissions (GHG) index: C 14

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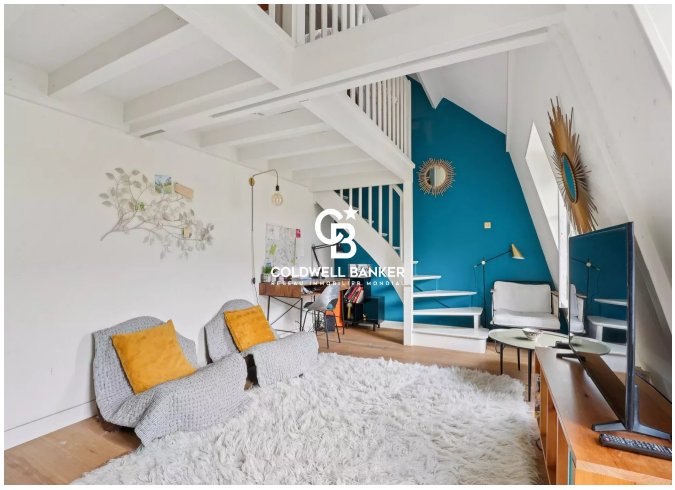


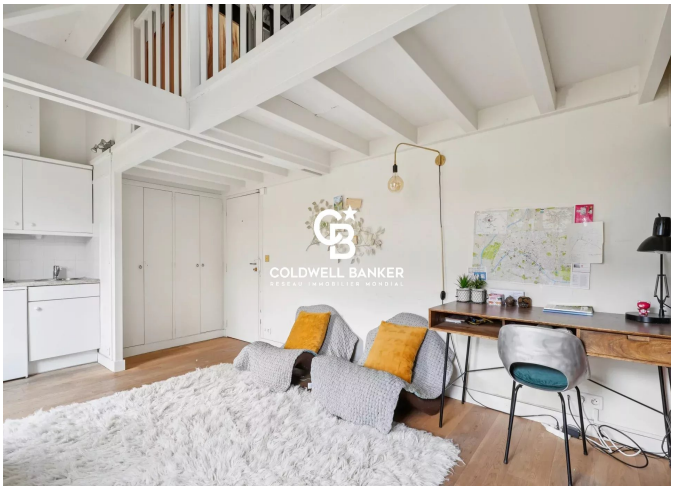


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