COLDWELL BANKER
EUROPA REALTY

Apartment Paris 22 m²



SALE PRICE : 365 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Paris is pleased to present this fully renovated studio apartment, located on a high floor in the heart of the sought-after Saint-Sulpice district.

From the entrance, you will find a dedicated office area and ample practical storage.
The spacious living room, both warm and comfortable, combines modern finishes with period charm, highlighted by beautiful exposed beams.
The open-plan kitchen is fully fitted and equipped and includes a dining area.

The apartment also features a bright and attractive shower room.

Set within a quiet and secure condominium, this property offers both peace and convenience, with immediate access to shops and public transport, in the historic Saint-Sulpice neighborhood.

There is an option to acquire an additional 25,27 sqm through the purchase of a second apartment located on the same landing.

Sale price: €395,000 (agency fees payable by the seller)
Annual service charges: €898.36
Number of main lots: 25
Energy rating: C
Estimated annual energy costs: between €420 and €620

“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:	22.92 m²	Number of units:	25
Property tax:	€495.00	Number of rooms:	1 room		

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

ENERGY PERFORMANCE DIAGNOSIS

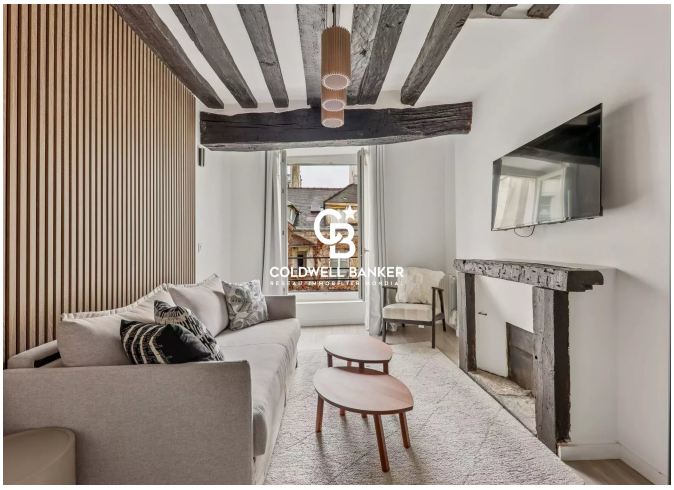
Energy performance diagnosis (EPD): C 160

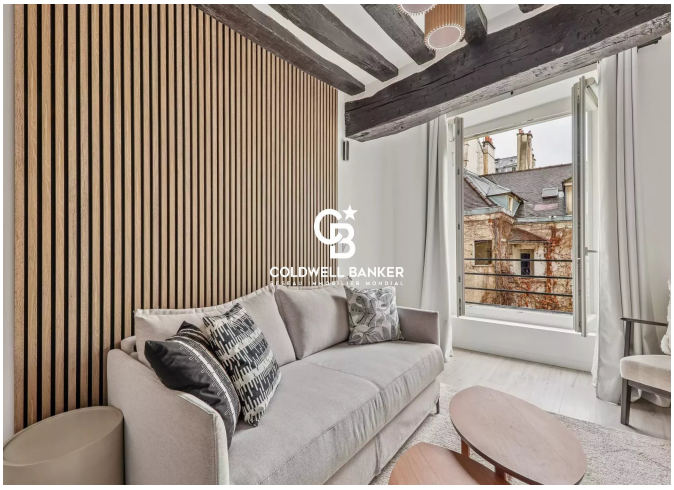
Greenhouse gas emissions (GHG) index: A 5

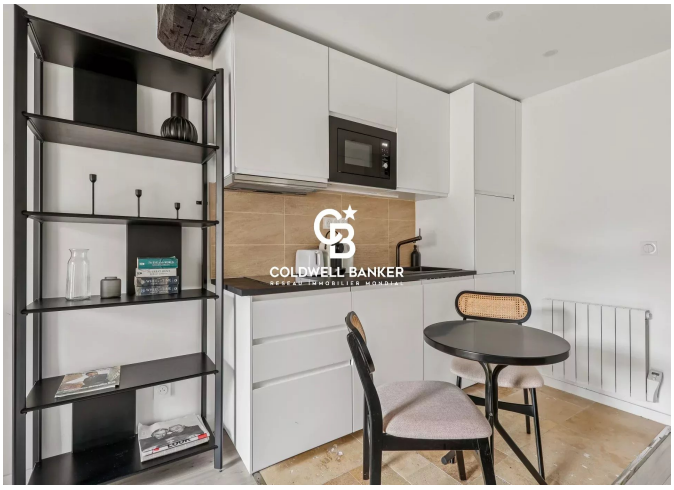
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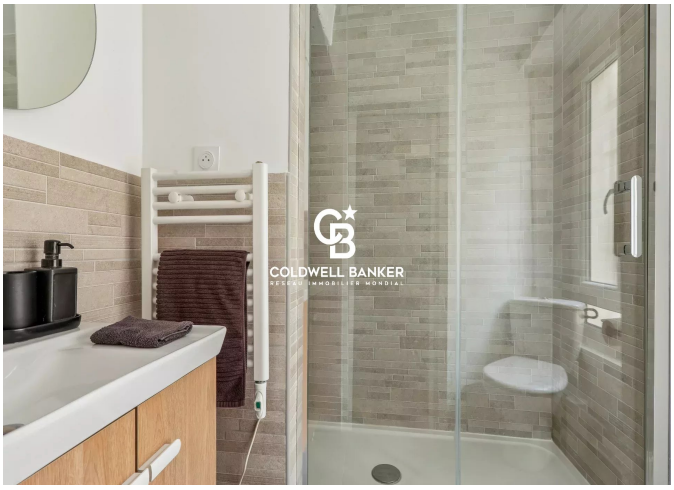
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