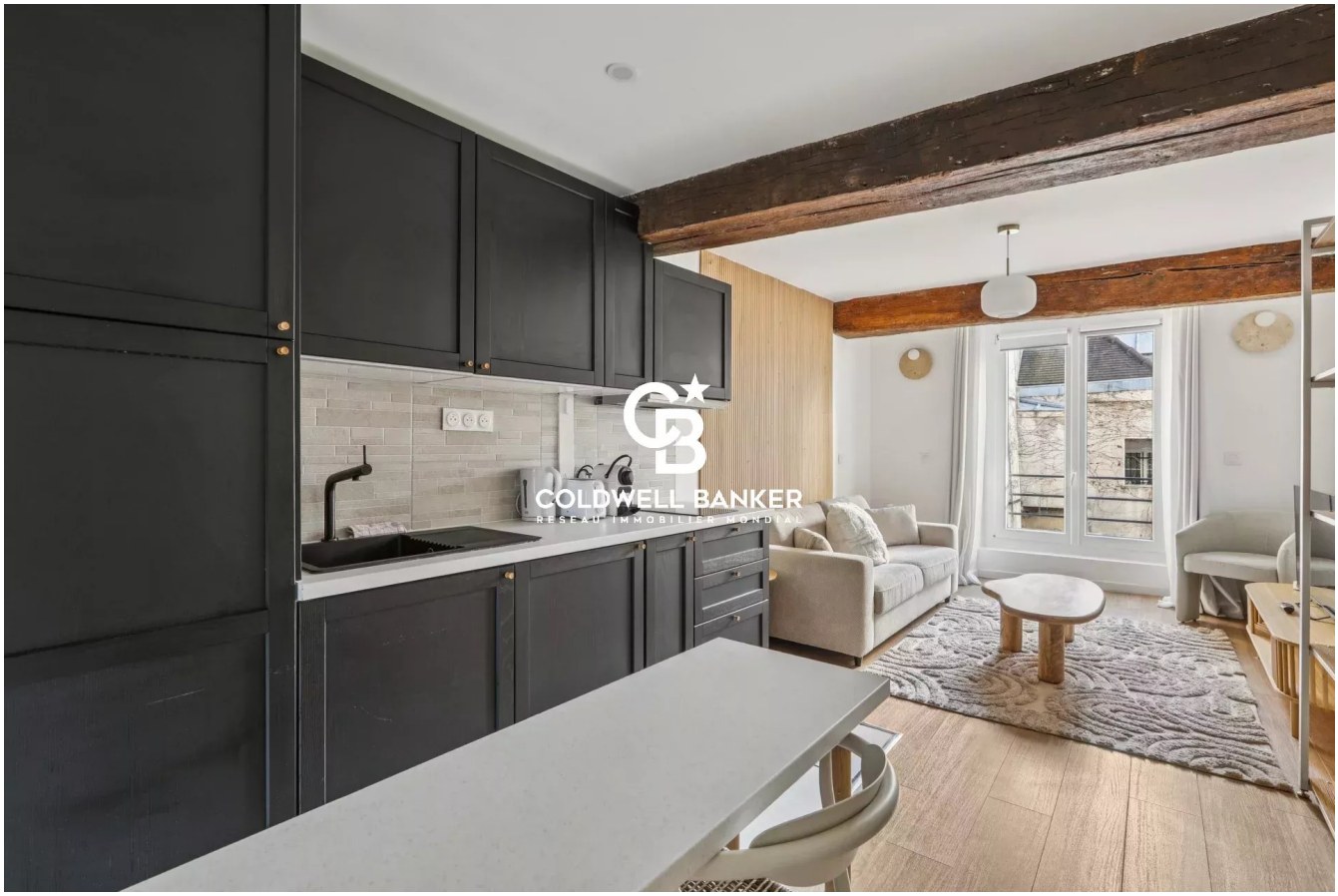
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 48 m²



SALE PRICE : 760 000 €

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 set of two fully renovated studios apartments (reunitable), located on a high floor in the heart of the sought-after Saint-Sulpice district.

For each apartment, you will find a dedicated office area and ample practical storage at the entrance.
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.

Sale price: €835,000 (agency fees payable by the seller)
Annual service charges: €1 796,72
Number of main lots: 25
Energy rating: C
Estimated annual energy costs: between €820 and €1090
N° ADEME 2675E0000578I et 2675E0000560Q

“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:	48.19 m²	Number of units:	25
Property tax:	€989.00	Number of rooms:	2 rooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 160

Greenhouse gas emissions (GHG) index: A 5

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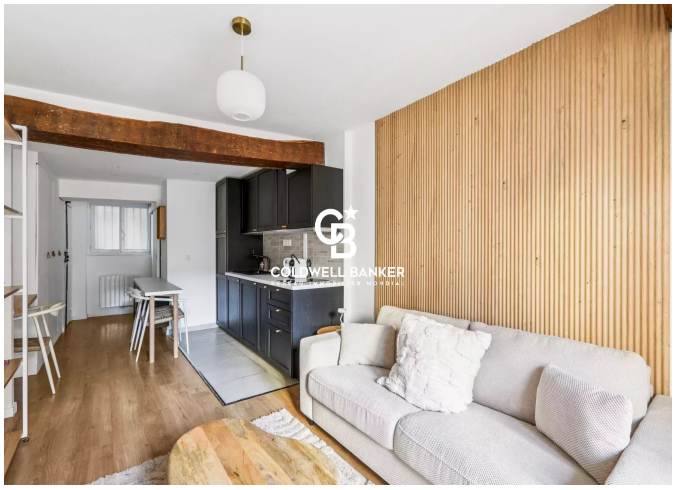



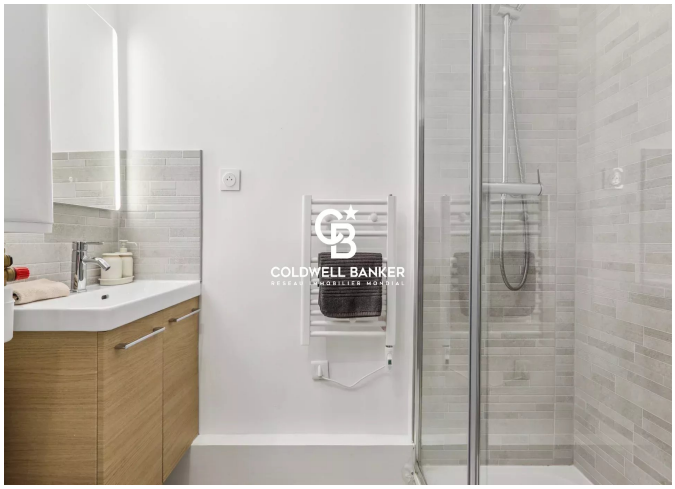

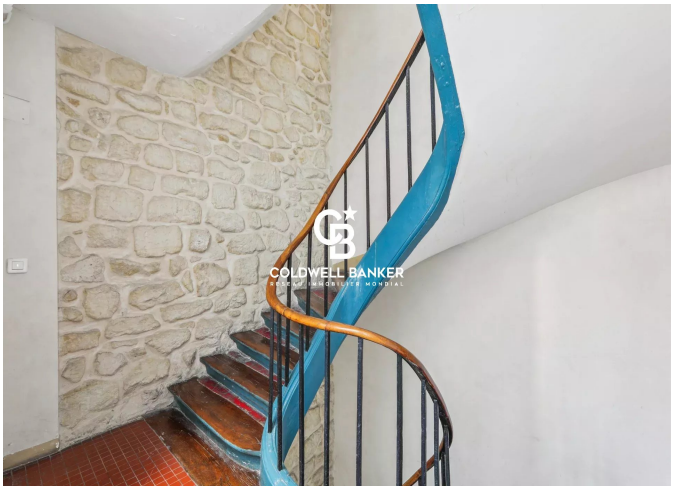

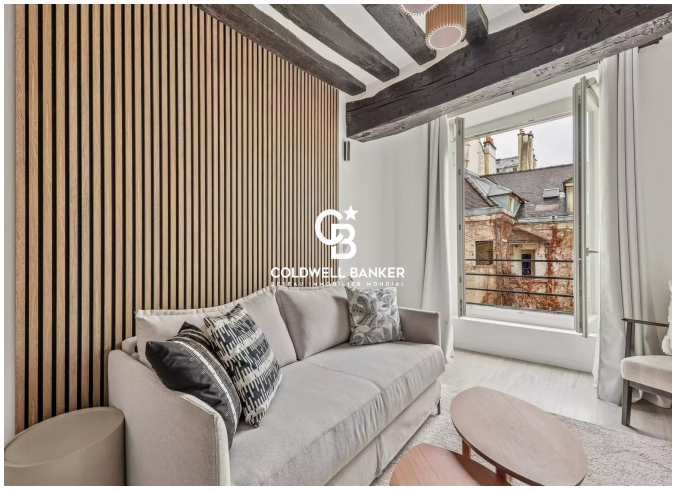

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