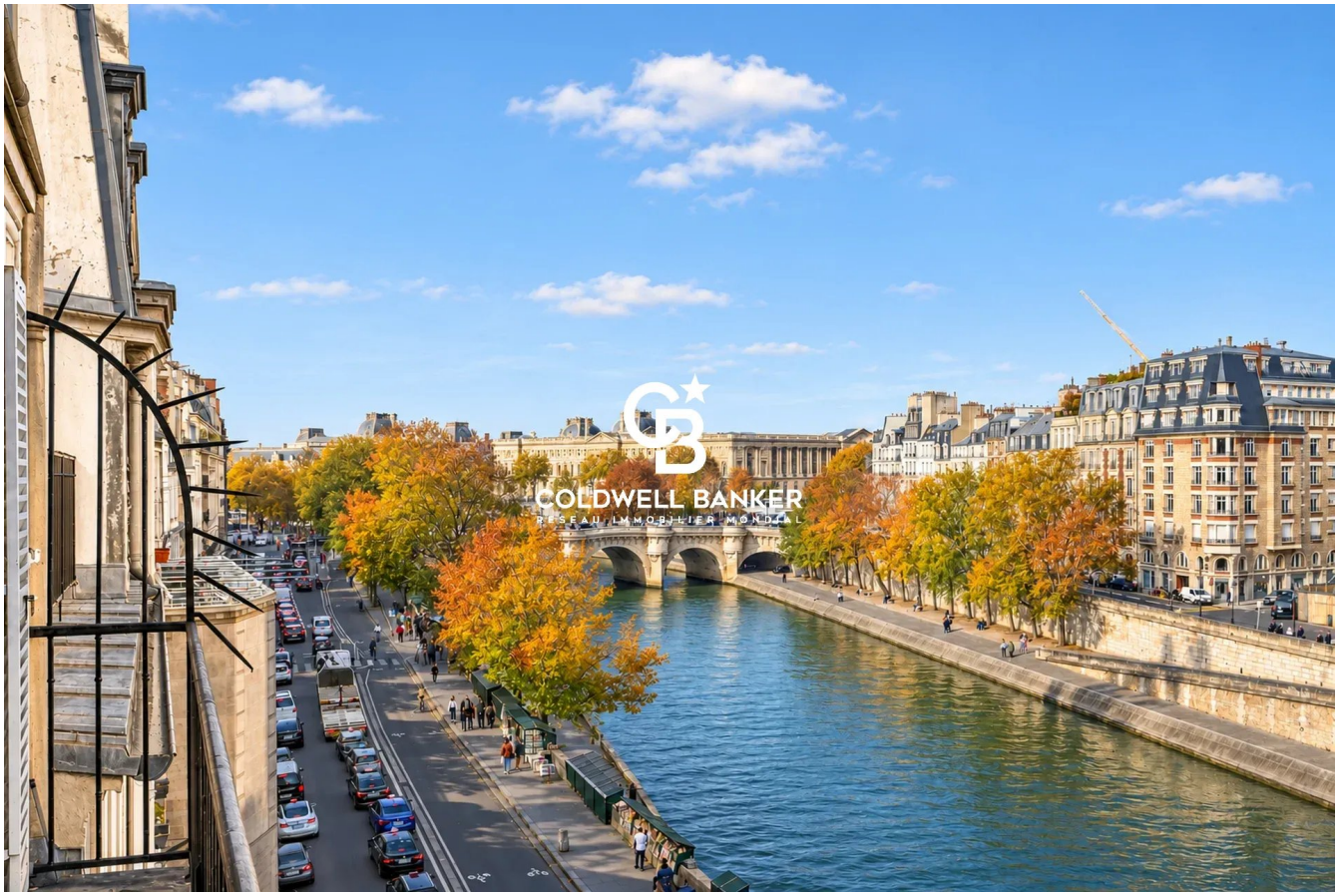
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 69 m²



SALE PRICE : 1 100 000 €

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DESCRIPTION

QUAI DES GRANDS-AUGUSTINS – ARTIST'S STUDIO OVERLOOKING THE SEINE AND NOTRE-DAME

In the heart of historic Paris, in one of the Left Bank's most iconic neighbourhoods, this authentic artist's studio occupies the fifth floor of a period building with a lift. A rare address enhanced by spectacular views of the Seine and Notre-Dame Cathedral.

With a dual aspect and abundant natural light throughout the day, the property offers approximately 69 sq m of floor space, including 54 sq m under the Carrez law. Its distinctive proportions and character provide an inspiring setting for creating a truly personal home.

The spacious living room, featuring a period fireplace, boasts three large windows overlooking the Seine and Parisian landmarks. A continuous balcony extends the reception area outdoors, inviting you to enjoy this exceptional panorama as the light changes and life unfolds along the river.

A mezzanine reached by a staircase complements the space. A fully equipped separate kitchen and a bathroom with a bathtub complete the layout.

A design proposal by a renowned architect reveals the property's remarkable potential for transformation, including the creation of a second bedroom. An opportunity to reimagine the interiors while preserving the identity of this characterful home.

Ideal for those seeking a distinctive pied-à-terre, this studio combines period charm, natural light and views of some of the capital's finest landmarks.

Asking price: €1,100,000, including agency fees
Agency fees: 4.7% including VAT, payable by the buyer, amounting to €50,000
Price excluding agency fees: €1,050,000
Co-ownership: 11 units
Annual building charges: €2,670
Energy performance rating: E
Estimated annual energy costs: between €1,590 and €2,220 (prices indexed to the reference years).

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:	69.15 m²	Elevator:	Oui
Number of units:	11	Property tax:	€1.00	Number of rooms:	2 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 316

Greenhouse gas emissions (GHG) index: E 66

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