COLDWELL BANKER
EUROPA REALTY

Apartment Paris 156 m²



SALE PRICE : 4 000 000 €

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France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris 7th – Champ-de-Mars – An Elegant Parisian Apartment for Entertaining

Just moments from the Champ-de-Mars gardens, in one of the neighbourhood's finest buildings, Coldwell Banker Paris presents an apartment that retains all the charm of a classic Parisian home.

From the entrance, generous proportions and beautiful sightlines set the tone. High ceilings, chevron parquet flooring, delicate mouldings and marble fireplaces create an elegant, welcoming interior. Tall arched windows, adorned with intricate ironwork, lend the property its distinctive character.

A spacious entrance gallery leads to the reception rooms. The large living room opens onto the dining room, creating a lovely perspective and an intimate setting for dinner parties and evenings with friends. Glazed doors allow light to flow between the rooms while offering the option to separate them.

The contemporary, fully equipped separate kitchen includes a dining area for everyday meals.

The sleeping accommodation comprises a principal bedroom and three further bedrooms, together with their bathrooms. Beautiful proportions and period details continue throughout, creating a peaceful, restful atmosphere.

Overlooking both the street and a landscaped inner courtyard, the apartment combines the character of a traditional Parisian residence with the comfort of a family home. The Champ-de-Mars gardens, speciality food shops and neighbourhood restaurants offer the best of life in the 7th arrondissement.

Professional use is permitted.

Sale price: €4,000,000, agency fees payable by the seller.
Annual building charges: €6,500.
Condominium: 5 principal units.
Energy rating: D.
Estimated annual energy costs: €1,460–€2,350.

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:	156.42 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 205

Greenhouse gas emissions (GHG) index: D 34

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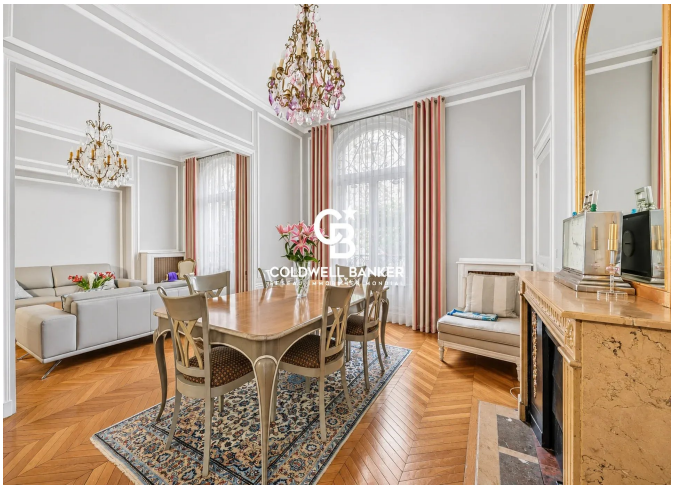







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