COLDWELL BANKER
EUROPA REALTY

# Apartment Paris 32 m²




SALE PRICE : 595 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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## DESCRIPTION

Paris 7th – Saint-Thomas-d'Aquin | Pied-à-terre in the Heart of the Left Bank
In the heart of the highly sought-after Saint-Thomas-d'Aquin district, just steps from shops, galleries and the iconic addresses of Paris's Left Bank, discover this charming one-bedroom apartment.
Located in a building with an elevator, the apartment offers a peaceful setting, beautiful natural light and excellent exposure. Its perfectly optimized layout, with no wasted space, comprises a pleasant living room, kitchen, bedroom and bathroom.
Its prime location offers the quintessential Parisian lifestyle, with shops and public transport within easy reach.
A highly desirable address and an ideal property as a Parisian pied-à-terre or a prime investment in the heart of the 7th arrondissement.

Asking price: €595,000 (agency fees payable by the seller).
Condominium: 16 main units.
Annual service charges: €1,740.
Energy rating: G.
Estimated annual energy costs: between €1,680 and €2,280.
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

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|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 32.89 m² | Elevator: | Oui |
| Number of rooms: | 2 rooms | Number of bedrooms: | 1 bedroom | | |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 581

Greenhouse gas emissions (GHG) index: G 113

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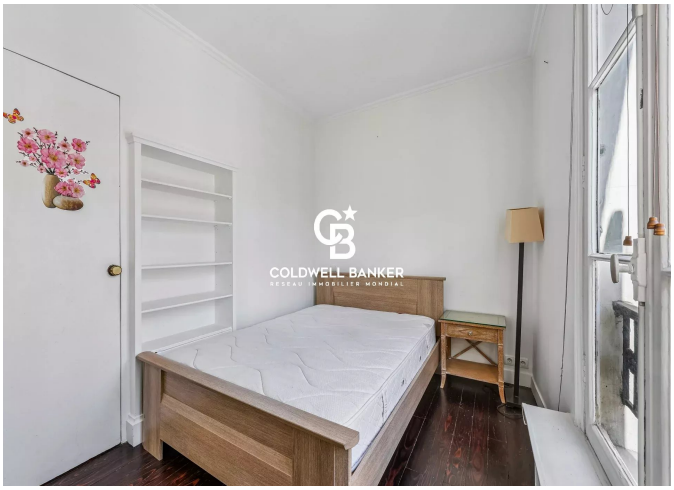

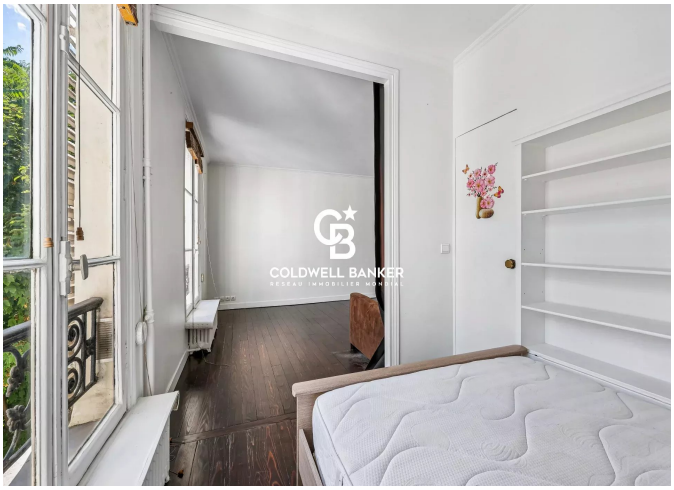

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