COLDWELL BANKER
EUROPA REALTY

Apartment Paris 107 m²



SALE PRICE : 2 980 000 €

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France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris 7th – An Exceptional Pied-à-Terre Facing the Eiffel Tower

Overlooking the Champ de Mars from an elegant stone building, this renovated apartment is presented by Coldwell Banker's global real estate network. The living room and its full-length balcony offer a direct, unobstructed view of the Eiffel Tower, with the light changing throughout the day.

The two adjoining reception rooms feature an open-plan kitchen and open onto the balcony. An original fireplace and Hungarian point parquet flooring lend character to the living area. The renovation pairs fine materials and contemporary comforts with carefully preserved period features. The layout is equally suited to everyday living and entertaining, with the Eiffel Tower as a backdrop.

The primary suite has its own shower room and dressing room. A quiet second bedroom with its own bathroom gives guests their own space. A laundry room and a cellar complete the property.

Just steps from the Champ de Mars, the apartment is within easy walking distance of neighbourhood shops, the cafés of Rue Saint-Dominique and the banks of the Seine. Its Eiffel Tower view, balcony and two bedrooms, each with its own bathroom or shower room, make it a rare pied-à-terre in the heart of the 7th arrondissement.

Asking price €2,980,000, with agency fees payable by the seller.
Average annual building charges €6,008. The co-ownership comprises 20 principal units.
Energy performance rating (DPE) E. Estimated annual energy costs range from €2,110 to €2,910.

Information on the risks to which this property is exposed is available on the Géorisques website.

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FEATURES

Property type:	Apartment	Area:	107.02 m²	Elevator:	Oui
Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 272

Greenhouse gas emissions (GHG) index: B 10

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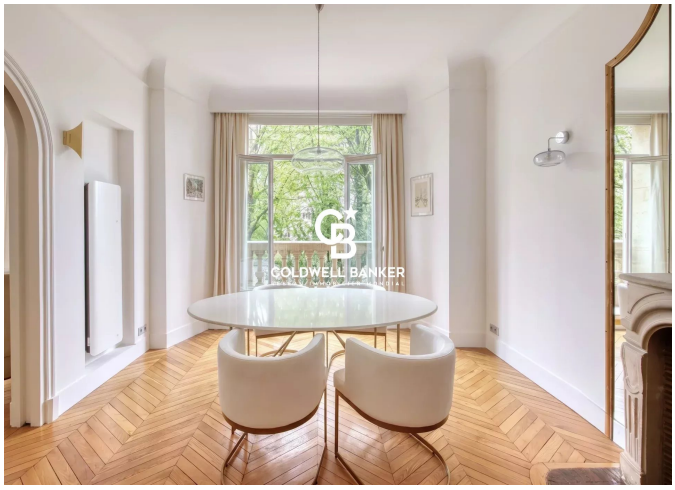





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