COLDWELL BANKER
EUROPA REALTY

Apartment Paris 107 m²





SALE PRICE : 1 285 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Elegant 3-Bedroom Apartment – Ideal for Families or Professionals

Just steps from Avenue de Breteuil and UNESCO, this apartment perfectly combines the charm of classic features (moldings, fireplace) with a contemporary touch. The bright double living room and stylish kitchen separated by a glass partition offer a warm and functional living space.

The night area includes two bedrooms with a shared bathroom and a master suite with its own shower room and walk-in closet.

Located in a quiet, family-friendly neighborhood near the Saxe market, schools, and public transport. A cellar is included.

Suitable for professional use.
Selling price 1,285,000€ (Fees payable by the seller)
Annual charges: 3830€
Number of main lots: 25
Energy Class: D
Amount of annual energy costs: between 1690€ and 2320€

"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:	107.8 m²	Elevator:	Oui
Number of units:	25	Property tax:	€1.00	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 230

Greenhouse gas emissions (GHG) index: D 34

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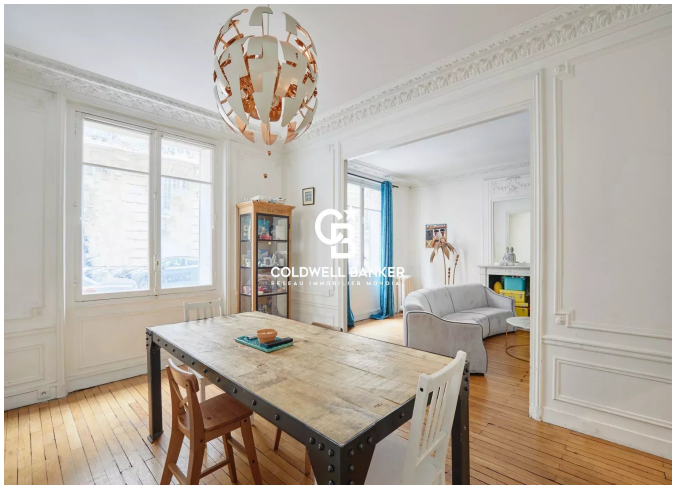









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