COLDWELL BANKER
EUROPA REALTY

Apartment Paris 26 m²



SALE PRICE : 410 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in one of the capital's most sought-after districts, this 26.73 sqm apartment (Carrez law) is situated on the second floor of an 18th-century period building, accessible by staircase.

In good overall condition, the property comprises a bright west-facing living room with an open-plan kitchen, as well as a bedroom with a shower room and toilet.

The apartment offers a practical and comfortable layout while retaining the charm of period features, notably its parquet flooring and the authenticity of the building.

Its highly desirable Left Bank location makes it an ideal Parisian pied-à-terre, a perfect first-time purchase, or a quality investment opportunity in one of the city's most iconic neighborhoods.

Sale price: €410,000 (agency fees payable by the seller)

Number of main lots in the condominium: 41 lots

Annual charges: €900

Energy rating: C

Estimated annual energy costs: between €560 and €770

Information regarding potential risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	26.73 m²	Number of units:	41
Property tax:	€569.00	Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

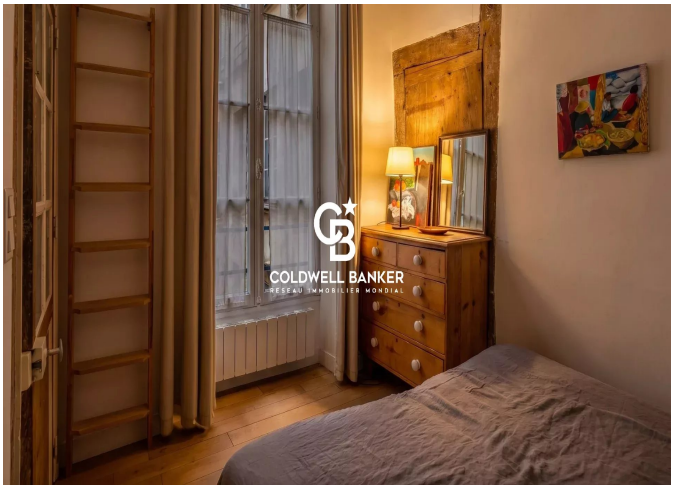
Energy performance diagnosis (EPD): C 188

Greenhouse gas emissions (GHG) index: B 7

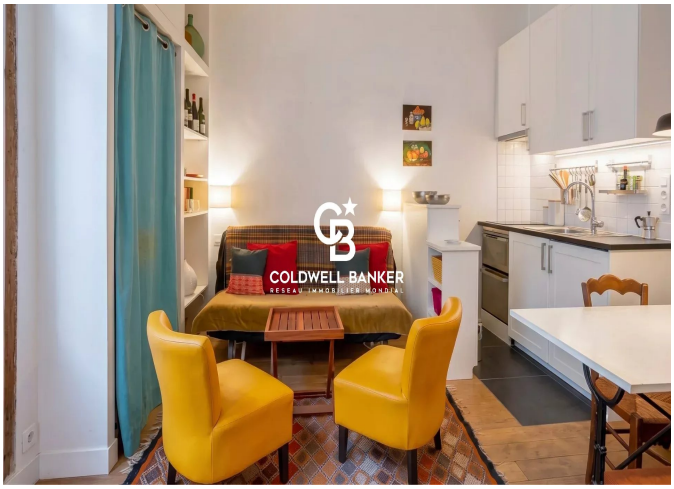
8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY









8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr