COLDWELL BANKER
EUROPA REALTY

Apartment Paris 94 m²



SALE PRICE : 2 400 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris 7th Arrondissement – Carré des Antiquaires

Just moments from the Seine and the Louvre, in the heart of the highly sought-after Carré des Antiquaires, this beautifully renovated apartment is set within an 18th-century building. Offered fully furnished and ready to move into, it combines period charm with contemporary comfort in an iconic Left Bank setting.

Bathed in natural light through exceptionally large windows, the apartment offers a warm atmosphere and elegant interiors. The carefully considered renovation preserves the property's character while providing a refined home, ready to welcome its new owners.

The reception area comprises a double living room with an open-plan kitchen overlooking the street. This inviting space is equally suited to everyday living and elegant entertaining. The kitchen blends harmoniously into the living area, creating a seamless flow throughout.

The sleeping accommodation includes a quiet principal bedroom with a dressing room and a full en-suite bathroom. A second bedroom with its own shower room completes the layout, allowing family and guests to enjoy privacy and comfort.

With shops, galleries, Parisian cafés and museums close at hand, this address invites you to explore the neighbourhood’s cultural treasures and distinctive lifestyle on foot. The banks of the Seine and the Louvre further enhance this privileged setting in the heart of historic, vibrant Paris.

A refined pied-à-terre or a charming Parisian residence in one of the capital’s most desirable neighbourhoods.

Sale price: €2,400,000 (agency fees payable by the seller)

Number of units in the co-ownership: 25
Annual co-ownership charges: €2,667
Energy rating: E
Estimated annual energy costs: between €2,010 and €2,750

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:	94.88 m²	Number of units:	25
Property tax:	€1.00	Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 276

Greenhouse gas emissions (GHG) index: B 9

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