COLDWELL BANKER
EUROPA REALTY

Apartment Paris 140 m²



SALE PRICE : 1 950 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Beautiful Parisian apartment in a sought-after neighborhood of Paris, just a stone's throw from Place Beauvau.
In the heart of the 8th arrondissement of Paris, on the fifth floor with elevator access, lies a seven-room apartment measuring just over 140 m².
Upon entering, the hallway seamlessly connects the living spaces. The East-facing reception room enjoys lovely natural light from early morning. It opens directly onto a continuous balcony of over 24 m² running along the building facade, providing a valuable outdoor space in central Paris. The separate 16 m² kitchen offers ample room for a dining area.
The sleeping area comprises five quiet bedrooms set back from the main living area, along with a bathroom and a shower room. The property is in good overall condition.
A unique feature of this property is a three-room apartment located on the same floor landing. Creating an opening through the kitchen wall would easily join the two properties, bringing the total living space to nearly 200 m².
Whether suited for a family home, a Parisian pied-à-terre, or a long-term real estate investment, this address benefits from its immediate proximity to Rue du Faubourg Saint-Honoré, shops, and public transport.
Heating: Gas boiler. Energy Rating (DPE): D.
For more information on the risks to which this property is exposed, please visit the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	140.23 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 209

Greenhouse gas emissions (GHG) index: D 43

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