COLDWELL BANKER
EUROPA REALTY

Apartment Paris 57 m²



SALE PRICE : 660 000 €

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

Magnificent, Bright 2-Bedroom Apartment in Absolute Peace and Quiet (57.61 sq.m Carrez Law)
Nestled on the 5th floor (walk-up / no elevator) of a charming Parisian building, this 3-room / 2-bedroom apartment of 57.61 sq.m (Carrez Law) will captivate you with its exceptional location, just 20 meters from the prestigious Place Beauvau.
Property Description
The apartment features a fluid and functional layout:
Welcoming entrance hall providing smooth access to all living spaces.
Separate kitchen located directly on your left upon entering.
First bedroom on your right, facing a quiet courtyard—ideal for peaceful nights.
Spacious and bright living room extending seamlessly from the entrance, serving as the heart of the home.
Second quiet bedroom, accessible directly from the living room.
Key Features & Highlights
Brightness & Exposure: East-facing, the apartment is bathed in beautiful natural morning light.
Absolute Tranquility: A true haven of peace shielded from the hustle and bustle of Paris.
Good General Condition: Ready to welcome its future owners or a high-quality rental project.
Prime Location: In the heart of the 8th arrondissement, moments away from shops, public transport, Rue du Faubourg Saint-Honoré, the Champs-Élysées, and the capital's iconic cultural and tourist landmarks.
Expert's Note: A rare and highly sought-after address, perfect for an exceptional pied-à-terre, a primary residence for lovers of walkable city living, or a lasting property investment.
Contact us today to schedule a viewing!
Energy Performance Rating: Class E.
Risk Information: For more information regarding the natural or environmental risks this property is exposed to, please visit the Géorisques website: www.georisques.gouv.fr.
Contact: Coldwell Banker Alcapa Invest - SIREN 793 427 386.
Agent: Yannik Mortier - Commercial Real Estate Agent - Individual Entrepreneur (EI) - RSAC N°484 474 93.

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FEATURES

Property type:	Apartment	Area:	57.61 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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): E 231

Greenhouse gas emissions (GHG) index: E 50

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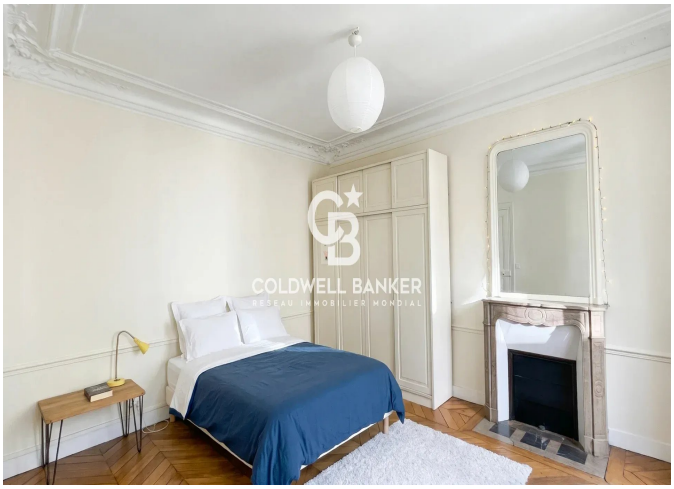





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