COLDWELL BANKER
EUROPA REALTY

# Apartment Paris 185 m²




SALE PRICE : 7 900 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## DESCRIPTION

Paris 8e - Montaigne - Triangle d'Or - In one of the avenue's most sought-after and secure condominiums, Coldwell Banker Paris  offers you an exceptional apartment. Located on the 4th floor. The apartment features an entrance hall, a magnificent bright reception room opening onto a balcony and the avenue, a dining room and an open kitchen, a beautiful master suite, two bedrooms, each with its own bathroom.

Possibility to create a duplex.

A cellar and parking space in the building complete this property in an exceptional location.

Selling price: €8,420 000 (fees payable by the vendor)
Number of main lots in condominium : 358 lots
Annual service charges : €27,900
Energy class : D
Annual energy costs: between €1,950 and €2,690

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

Translated with DeepL.com (free version)

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 185.69 m² | Elevator: | Oui |
| Number of units: | 358 | Number of rooms: | 5 rooms | Number of bedrooms: | 3 bedrooms |

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

## ENERGY PERFORMANCE DIAGNOSIS

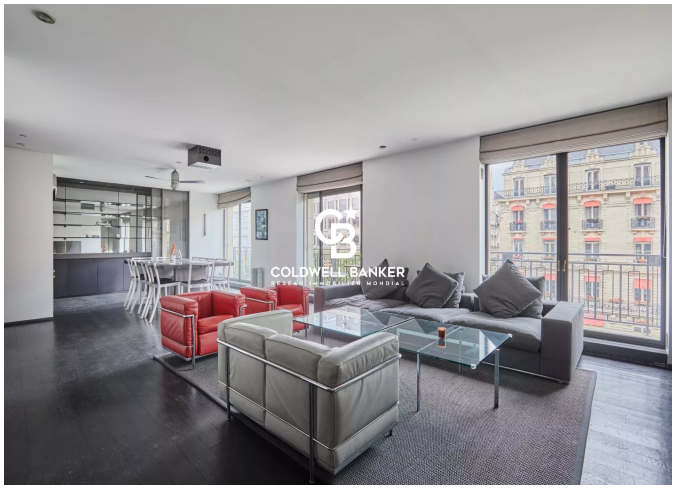
Energy performance diagnosis (EPD): D 194

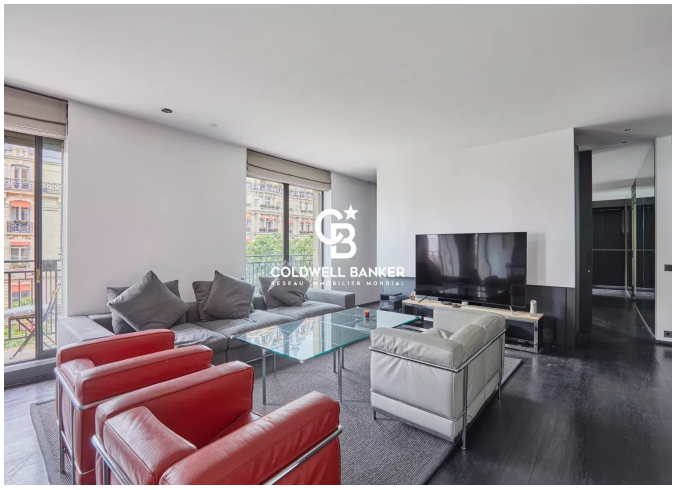
Greenhouse gas emissions (GHG) index: D 42

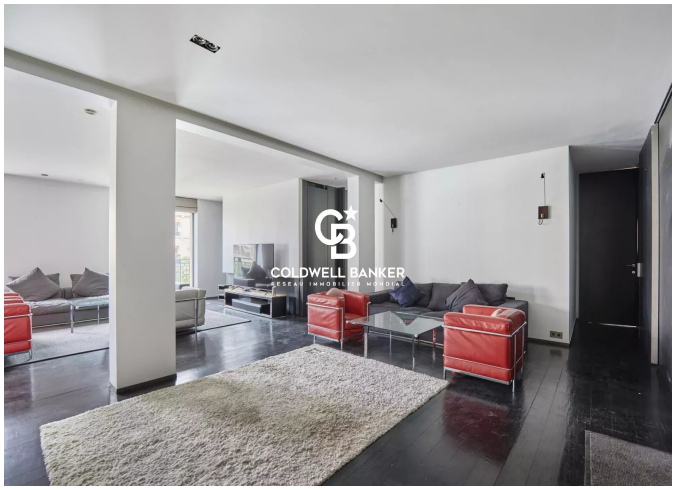
8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY





8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr