COLDWELL BANKER
EUROPA REALTY

Apartment Paris 40 m²



SALE PRICE : 458 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly sought-after Faubourg Saint-Martin neighborhood, discover this bright, charming apartment nestled on the 3rd and top floor (walk-up) of a historic building dating back to 1700.
Dual-aspect and located in the second building, set back from the street, it enjoys absolute peace and quiet.
With a living area of 40 m² (Carrez law), this property also features 20 m² of floor space in a converted attic accessible via a hatch with a retractable ladder, bringing the total floor area to 60 m².
On the main level (40 m² Carrez), the apartment opens into an entrance hall leading to the living area, featuring a fitted and equipped open-plan kitchen overlooking a bright living room with hardwood floors and a large window.
It also includes a spacious, quiet bedroom filled with natural light, as well as a contemporary shower room with a shower, wall-hung toilet, and heated towel rail.
On the upper level (20 m² of attic floor space), you will find a cozy sloped-ceiling office area with original exposed beams and a window—ideal for working from home or as a creative space—complemented by an attic storage area.

Ideally located in the heart of the 10th arrondissement, in a lively, commercial area just steps from the Canal Saint-Martin and Porte Saint-Martin, the apartment benefits from a vibrant neighborhood life with artisan bakeries, trendy cafés, renowned restaurants, the Saint-Martin covered market, and specialty food shops right at the foot of the building. It also boasts comprehensive public transport links right nearby, including Strasbourg – Saint-Denis (lines 4, 8, and 9), Jacques Bonsergent (line 5), and Château d'Eau (line 4) metro stations, as well as Gare de l'Est and Gare du Nord just a few minutes' walk away.

A rare property combining period charm, top-floor tranquility, and valuable extra space beneath the eaves.

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FEATURES

Property type:	Apartment	Area:	40.0 m²	Number of units:	20
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): F 405

Greenhouse gas emissions (GHG) index: C 16

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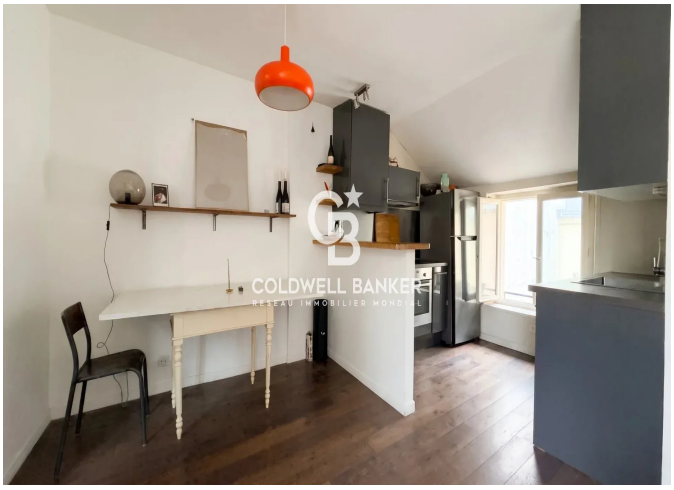











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