COLDWELL BANKER
EUROPA REALTY

Apartment Paris 94 m²



SALE PRICE : 870 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Ideally located at the foot of the Canal Saint-Martin, discover this beautiful 93 m² family apartment. Nestled on the 1st floor, it offers a perfect contrast between the dynamic neighborhood life of the 10th arrondissement and absolute tranquility, thanks to its windows opening directly onto a pleasant tree-lined garden.
Property Features

Perfectly optimized for a family, the apartment is in very good condition and consists of:

Flexible Layout: 4 bedrooms on the original floor plan. Currently configured as 3 bedrooms and a double living room.

Bathrooms: 2 shower rooms, ideal for making the family's daily routine easier.

Living Area: A beautiful living space as well as a separate kitchen.

Ideal Location (Transport, Schools, Shops)

The location guarantees an easy daily life and quick access to all of Paris:

Immediate Proximity to Metros: Less than a 5-minute walk from Goncourt station (Line 11) and Jacques Bonsergent (Line 5). Place de la République (Lines 3, 5, 8, 9, 11) is only a 7-8 minute walk away, offering unrivaled mobility.

Schools: An ideal environment with daycare centers, nursery, and primary schools accessible in under a 5-minute walk. The Grange aux Belles middle school is also just steps away.

Neighborhood Life: Local food shops, Saint-Louis Hospital, restaurants, and the famous canal banks right at the foot of the building.

Peaceful Environment: A relaxing garden view, protected from the hustle and bustle of the street.

Additional Amenities
The property is completed by a cellar and a private parking space included in the price

A rare property in the area that perfectly combines volume, functionality, and tranquility.

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FEATURES

Property type:	Apartment	Area:	94.0 m²	Elevator:	Oui
Property tax:	€610.00	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 199

Greenhouse gas emissions (GHG) index: B 7

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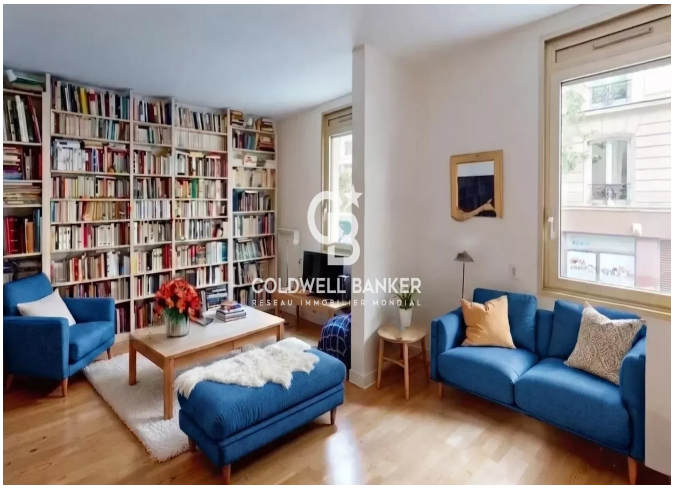

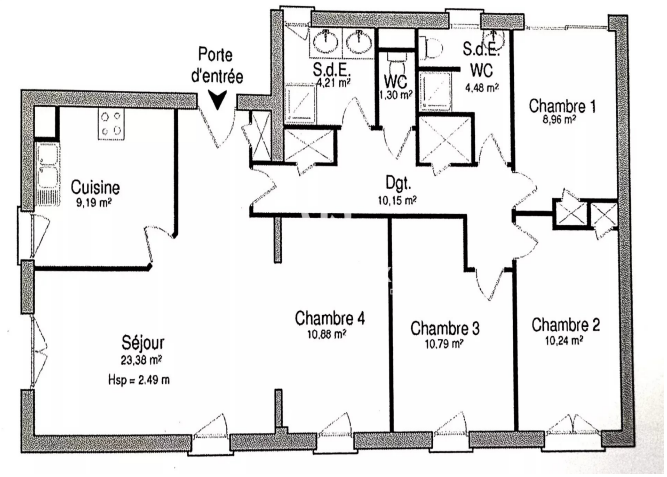









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