COLDWELL BANKER
EUROPA REALTY

Apartment Paris 190 m²



SALE PRICE : 2 484 000 €

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France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris 14th – Petit-Montrouge – Paris 14th – Petit-Montrougeand Panoramic Views

On the 10th and top floor of a building in the peaceful Petit-Montrouge neighbourhood, this penthouse offers 360-degree views over Paris and its landmarks. Its terraces and expansive windows create a living environment open to the sky and the capital's skyline.

With its distinctive layout, the property offers an expansive space in need of refreshing, providing an opportunity to enhance its generous proportions and personalise its atmosphere. Natural light flows through the living areas, complementing the views unfolding around the apartment.

At its heart lies a spacious, dual-aspect living room. Surrounded by four bedrooms and a fifth that could serve as an office, the layout accommodates family life, entertaining and working from home. Expansive windows make the most of the natural light and panoramic Paris views.

The outdoor spaces extend the reception rooms and contribute to the penthouse's distinctive character. A large terrace enclosed as a fitted conservatory of approximately 50 sqm sits alongside a long, spacious terrace. Two balconies, positioned on either side of the living and dining rooms, complete the ensemble and offer further outlooks over the city.

This top-floor property combines views across Paris, light from both sides and several outdoor spaces in the peaceful surroundings of Petit-Montrouge. An opportunity to refresh the interiors to suit your taste while preserving the connection between the generous spaces and their views.

Three cellars and three parking spaces are included.

Sale price: €2,484,000 (agency fees payable by the seller).
Annual co-ownership charges: €9,203.48.
Number of principal co-ownership units: 461.
Energy performance rating: D.
Estimated annual energy costs: between €4,640 and €6,290.

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

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FEATURES

Property type:	Apartment	Area:	190.11 m²	Elevator:	Oui
Number of units:	461	Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 295

Greenhouse gas emissions (GHG) index: E 61

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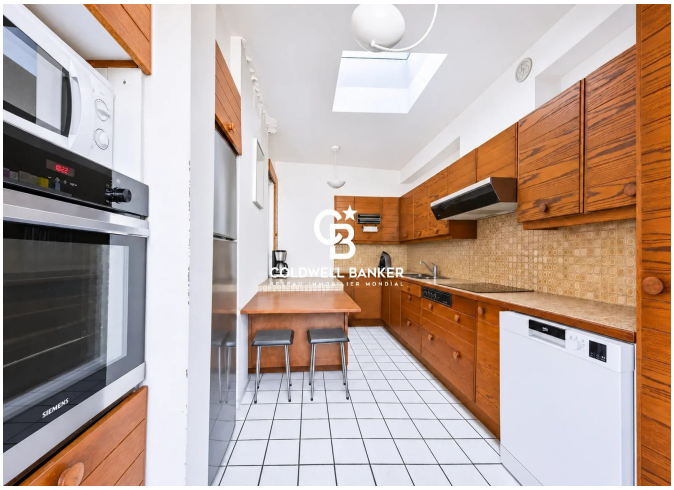
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