COLDWELL BANKER
EUROPA REALTY

Apartment Paris 110 m²



SALE PRICE : 1 090 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly sought-after Auteuil Nord neighborhood, within a prestigious residence renowned for its landscaped grounds and peaceful surroundings, discover this dual-aspect family apartment offering generous proportions and excellent renovation potential.

The apartment opens onto a spacious entrance hall leading to a bright living room with access to a balcony. It also features three bedrooms, a separate kitchen, a bathroom, a shower room, and ample storage space.

With its dual-aspect layout, the apartment benefits from a balcony on each side, with east- and west-facing exposures. This configuration provides abundant natural light throughout the day and allows you to fully enjoy the outdoor spaces.

Offering the opportunity to be redesigned according to your preferences, this apartment is an excellent opportunity to create a bespoke living space within a secure, impeccably maintained residence surrounded by greenery.

Ideally located close to shops, schools, and public transport, it enjoys a particularly sought-after setting, perfectly suited to family life.

A cellar completes the property. A private garage is also available for purchase at an additional cost.

A rare property with excellent potential, offering a privileged living environment and numerous possibilities for customization in one of the most desirable areas of Paris's 16th arrondissement.

Sale price: €1 090 000 (fees payable by the seller)
Number of main lots: 741
Annual service charges: €7,400
Energy performance rating: C
Estimated annual energy costs: between €1,150 and €1,640

“Information regarding 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:	110.73 m²	Elevator:	Oui
Number of units:	761	Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 135

Greenhouse gas emissions (GHG) index: C 23

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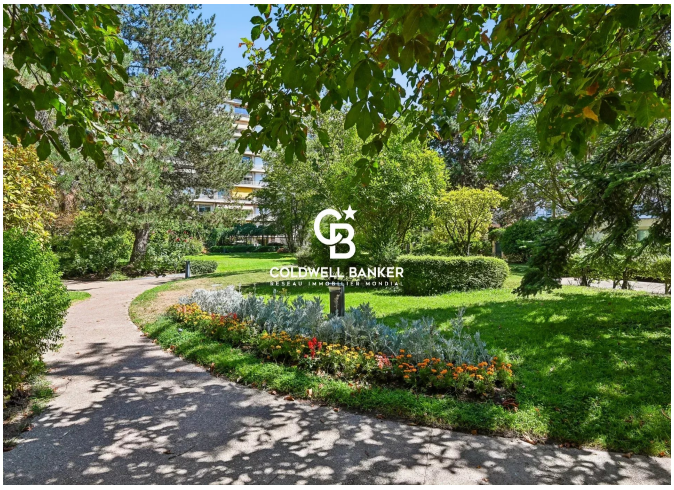







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