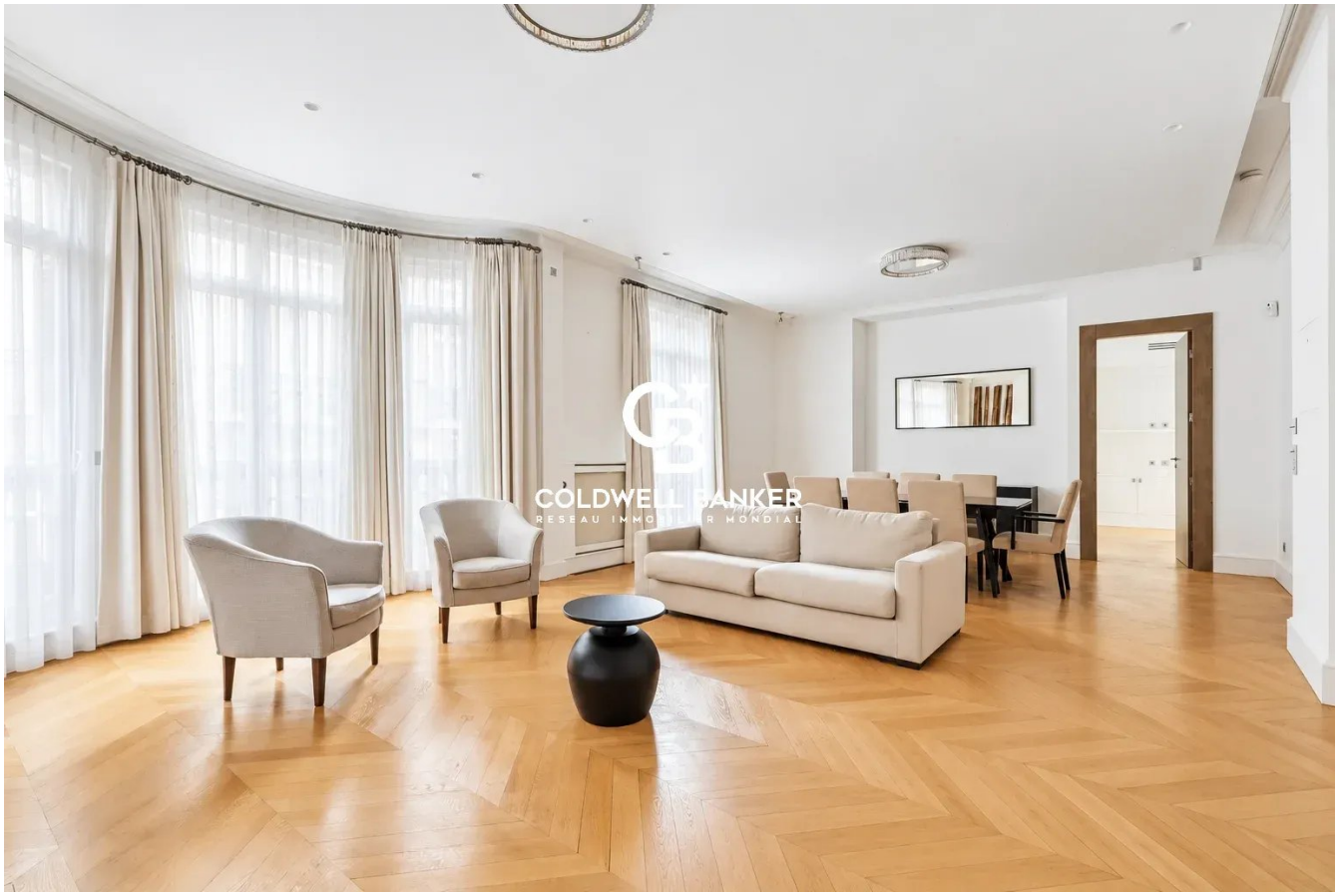
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 190 m²



SALE PRICE : 2 750 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
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prestige@coldwellbanker.fr

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DESCRIPTION

Paris 16th – Near the OECD and Avenue Henri-Martin | Elegant apartment with a balcony and three suites

In the sought-after OECD neighbourhood, close to Avenue Henri-Martin, this apartment of over 190 sq m is set within a prestigious building with a lift and caretaker. In excellent condition, it offers generous proportions and a layout ideally suited to family life and entertaining.

Facing east, the apartment impresses with its elegant interiors, quality finishes and attention to detail. The entrance hall leads to a spacious double reception room opening onto a balcony, with ample space to create distinct living areas in a refined and welcoming setting.

The large, modern fitted kitchen provides a convivial space for everyday dining while keeping the reception rooms separate.

The sleeping quarters comprise a principal suite and two further suites, ensuring comfort and privacy for everyone. This layout is equally suited to families and owners wishing to accommodate guests in comfort.

Ample storage enhances the apartment's practicality. Carefully finished and beautifully maintained throughout, the property is ready to move into.

An elegant and comfortable home at a prized address in the 16th arrondissement.

Sale price: €2,750,000.
Agency fees payable by the seller.

Condominium: 8 principal units.
Annual condominium charges: €12,300.
Energy rating: D.
Estimated annual energy costs: between €2,680 and €3,280.

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:	190.0 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 262

Greenhouse gas emissions (GHG) index: D 10

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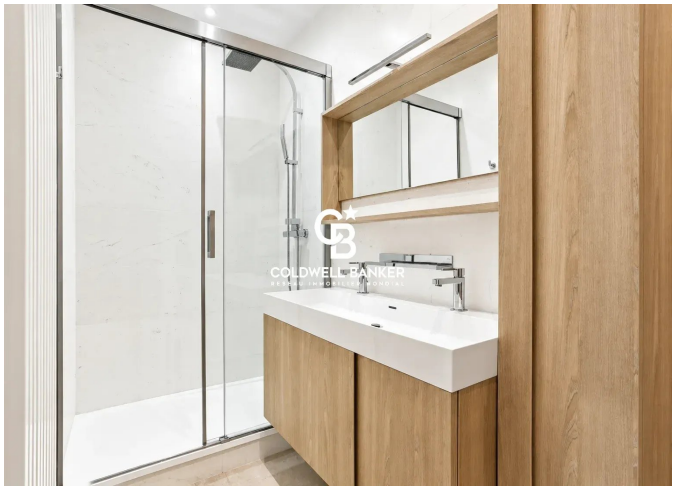

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