COLDWELL BANKER
EUROPA REALTY

Apartment Paris 77 m²



SALE PRICE : 835 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Located on the seventh floor of a secure nine-story condominium with a caretaker, this 77-square-meter apartment offers a privileged living environment in the heart of the sixteenth arrondissement. Entirely renovated in 2021 with particular care given to the choice of materials, this property boasts remarkable luminosity thanks to its southeast exposure.

The reception area consists of a vast, light-filled living room, configured to offer seamless flow towards an independent kitchen that is both bright and fully equipped. The sleeping area preserves perfect intimacy and includes two beautiful bedrooms in absolute quiet, conducive to the serenity of family life.

The high-floor location allows you to enjoy unobstructed views and a wonderful sense of space on a daily basis. The complete and recent renovation guarantees immediate modern comfort within a high-end and perfectly secure residential environment. A private cellar also completes this high-quality property.

A neighborhood life combining shops and educational excellence
This sought-after area of the 16th arrondissement offers a perfect balance between residential tranquility and local dynamism. Just a few steps from the building, the neighborhood reveals a lovely liveliness thanks to its high-quality local shops: artisanal bakeries, greengrocers, delicatessens, and neighborhood restaurants facilitate your daily life while creating a friendly, village-like atmosphere.

This location also proves ideal for families wanting to offer the best to their children. The area benefits from the immediate proximity of highly renowned schools, allowing easy access to the Michel-Ange primary school as well as the prestigious Jean de La Fontaine high school.

Daily commutes are made easy by quick access to public transport, notably via the Michel-Ange - Molitor metro station serving lines 9 and 10, as well as bus line 62.

This rare property represents a wonderful opportunity to acquire a prestigious address combining discretion, brightness, and comfort.
For more information on the risks to which this property is exposed, please visit the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	77.72 m²	Elevator:	Oui
Number of units:	148	Property tax:	€2.00	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 108

Greenhouse gas emissions (GHG) index: C 20

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