COLDWELL BANKER
EUROPA REALTY

Apartment Paris 110 m²



SALE PRICE : 1 690 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris 16th – Trocadéro
Located on the 8th floor of a prestigious building, this elegant dual-aspect pied-à-terre enjoys panoramic views over Paris, including a view of the Eiffel Tower.

From the moment you enter, the volumes and natural light are immediately striking. The dining room benefits from a view of the Eiffel Tower, while the bright living room opens onto a balcony with completely unobstructed views.

The apartment features two beautiful bedrooms, a full bathroom, a shower room, as well as a spacious dressing room and numerous bespoke built-in storage solutions. Refurbishment would further enhance the full potential of this rare property.

A cellar completes this property.

Sale price: €1,690,000 (fees payable by the seller)
Annual service charges: €9,000
Number of main units: 90
Energy rating (DPE): E
Estimated annual energy costs: between €2,100 and €2,880

“Information on potential 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:	110.62 m²	Elevator:	Oui
Number of units:	90	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 236

Greenhouse gas emissions (GHG) index: E 51

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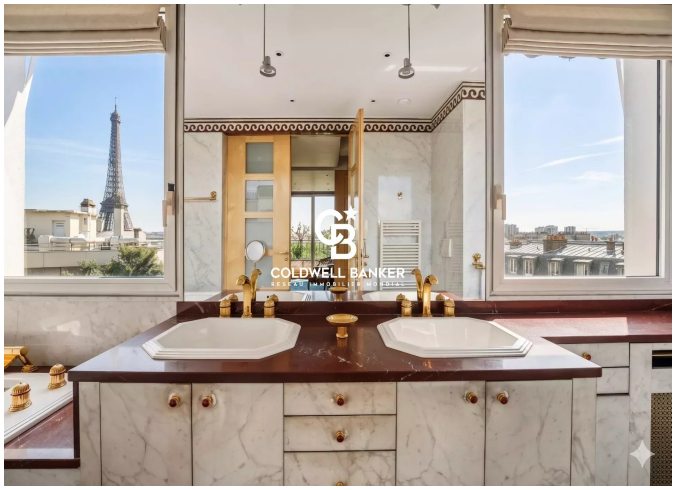

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