COLDWELL BANKER
EUROPA REALTY

Apartment Paris 116 m²




SALE PRICE : 1 650 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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## DESCRIPTION

Located in the immediate vicinity of Avenue Mozart, this apartment has undergone a complete renovation by an interior designer, featuring high-end finishes.

I envisioned offering contemporary comfort, captivating the eye with its light-filled living room thanks to its south-facing exposure. The semi-open kitchen, fully fitted and equipped to measure, integrates elegantly into the living space and harmoniously extends the reception area.

The sleeping area comprises two rooms with integrated kitchens, as well as an office, ideal for working from home or as a multi-purpose room. Two bathrooms designed in a contemporary style complete this space.

A turnkey property, combining charm, comfort, and a sought-after location.

Asking price: €1,650,000 (seller's fees included)
Average annual charges: €6,400
Condominium: 60 main units
Energy Performance Certificate (EPC): Class E
Annual energy costs range from €1,710 to €2,350

Information on the risks involved, which are clearly displayed, is available on the Géorisques website: www.georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 116.88 m² | Elevator: | Oui |
| Number of units: | 60 | Property tax: | €2.00 | Number of rooms: | 5 rooms |
| Number of bedrooms: | 2 bedrooms | | | | |

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

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 271

Greenhouse gas emissions (GHG) index: E 60

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