COLDWELL BANKER
EUROPA REALTY

Apartment Paris 126 m²



SALE PRICE : 1 390 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Located in a prestigious ocean-liner-style building designed by architect Kevork Arsenian, this bright dual-aspect apartment offers outstanding potential for enhancement and value creation.

Flooded with natural light and benefiting from impressive ceiling heights of approximately 3 metres, the property boasts generous living spaces and timeless elegance.

The apartment comprises an entrance hall, a spacious double reception room, a principal bedroom, a large study that could easily be converted into a second bedroom, a dressing room, an eat-in kitchen, and a full bathroom with both bathtub and shower.

Two balconies extend the living areas and enjoy pleasant green outlooks: one overlooking the Bois de Boulogne and the other facing the residence's private landscaped garden.

A cellar and a lock-up garage (available at an additional cost) complete this property.

The residence benefits from 24-hour concierge and security services, as well as a range of high-quality amenities, offering residents a privileged lifestyle combining comfort, tranquillity and exclusivity.

Sale Price: €1 390 000 (agency fees payable by the seller)
Number of main lots: 741
Annual service charges: €9,220
Energy Performance Rating (DPE): C
Estimated annual energy costs: between €1,560 and €2,140

Information regarding potential risks to which this property is exposed is available on the Géorisques website.

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FEATURES

Property type:	Apartment	Area:	126.34 m²	Elevator:	Oui
Number of units:	741	Property tax:	€4.00	Number of rooms:	4 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): C 160

Greenhouse gas emissions (GHG) index: C 27

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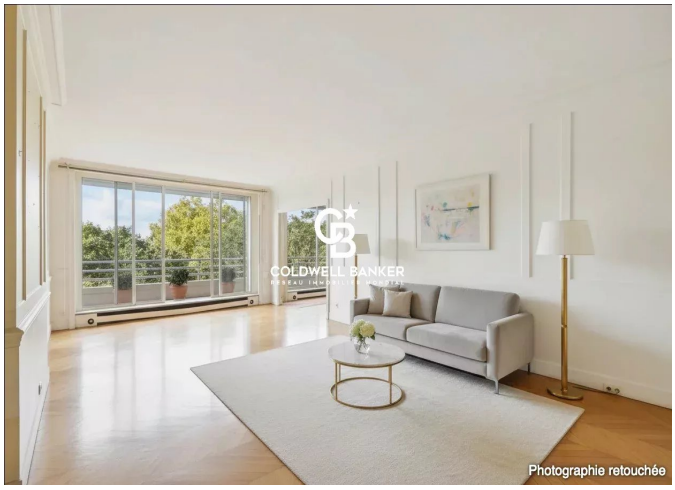

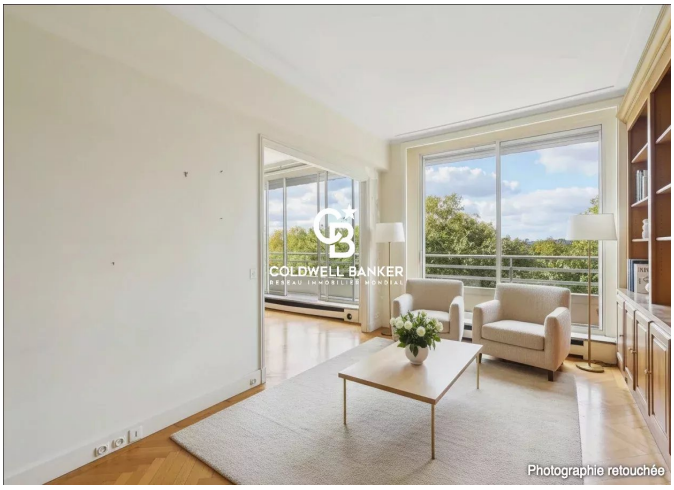







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