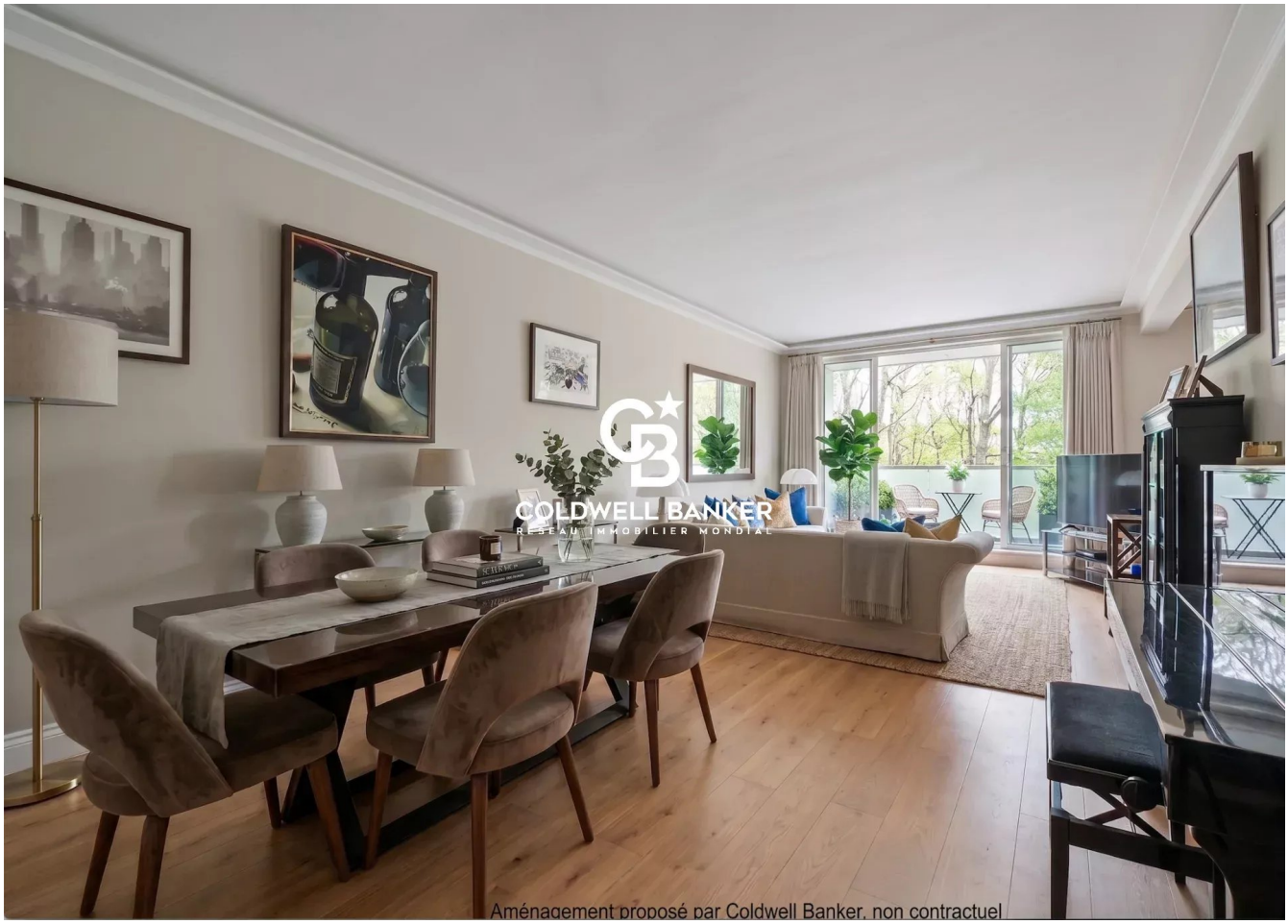
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 127 m²



SALE PRICE : 1 450 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Located in the highly sought-after Auteuil Nord district, within a prestigious residence renowned for its landscaped park and peaceful surroundings, this beautiful family apartment offers generous proportions and outstanding potential.

From the moment you enter, you will be charmed by the spacious layout and harmonious flow of this dual-aspect property. It features a large entrance hall leading to a bright and expansive living room, ideal for entertaining, three comfortable bedrooms, a separate kitchen that can be redesigned to suit your preferences, a bathroom, a shower room, and ample built-in storage throughout.

With ceiling heights approaching 3 meters, the apartment exudes classic elegance and a remarkable sense of space. Continuous balconies, accessible from several rooms, extend the living areas and allow you to fully enjoy both East and West exposures, ensuring optimal natural light throughout the day.

Set in a quiet and green environment, within a secure and well-maintained residence, this property offers a privileged lifestyle close to shops and public transport.

Two cellars complete this property, providing valuable additional storage space.

A rare opportunity in a highly desirable area, ideal for a family seeking space, light, and quality of life, with the option to customize the apartment to their taste.

Asking price: €1,450,000 (fees payable by the seller)
Number of main lots: 741
Annual charges: €7,816
Energy rating: C
Estimated annual energy costs: between €1,610 and €2,240

"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:	127.26 m²	Elevator:	Oui
Number of units:	741	Property tax:	€3.00	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

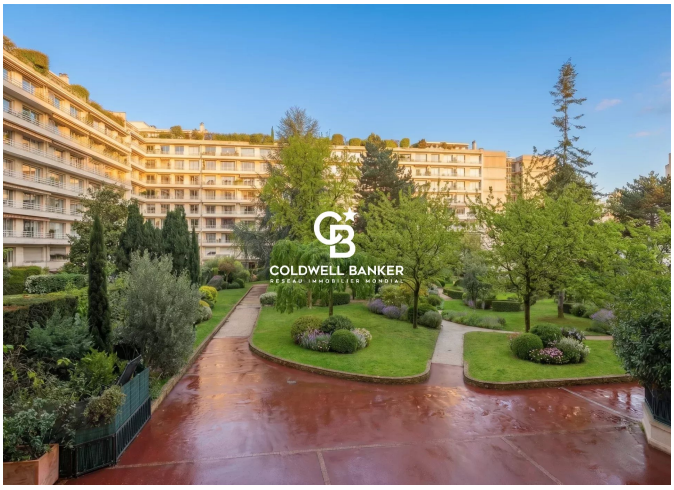
Energy performance diagnosis (EPD): C 166

Greenhouse gas emissions (GHG) index: C 22

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