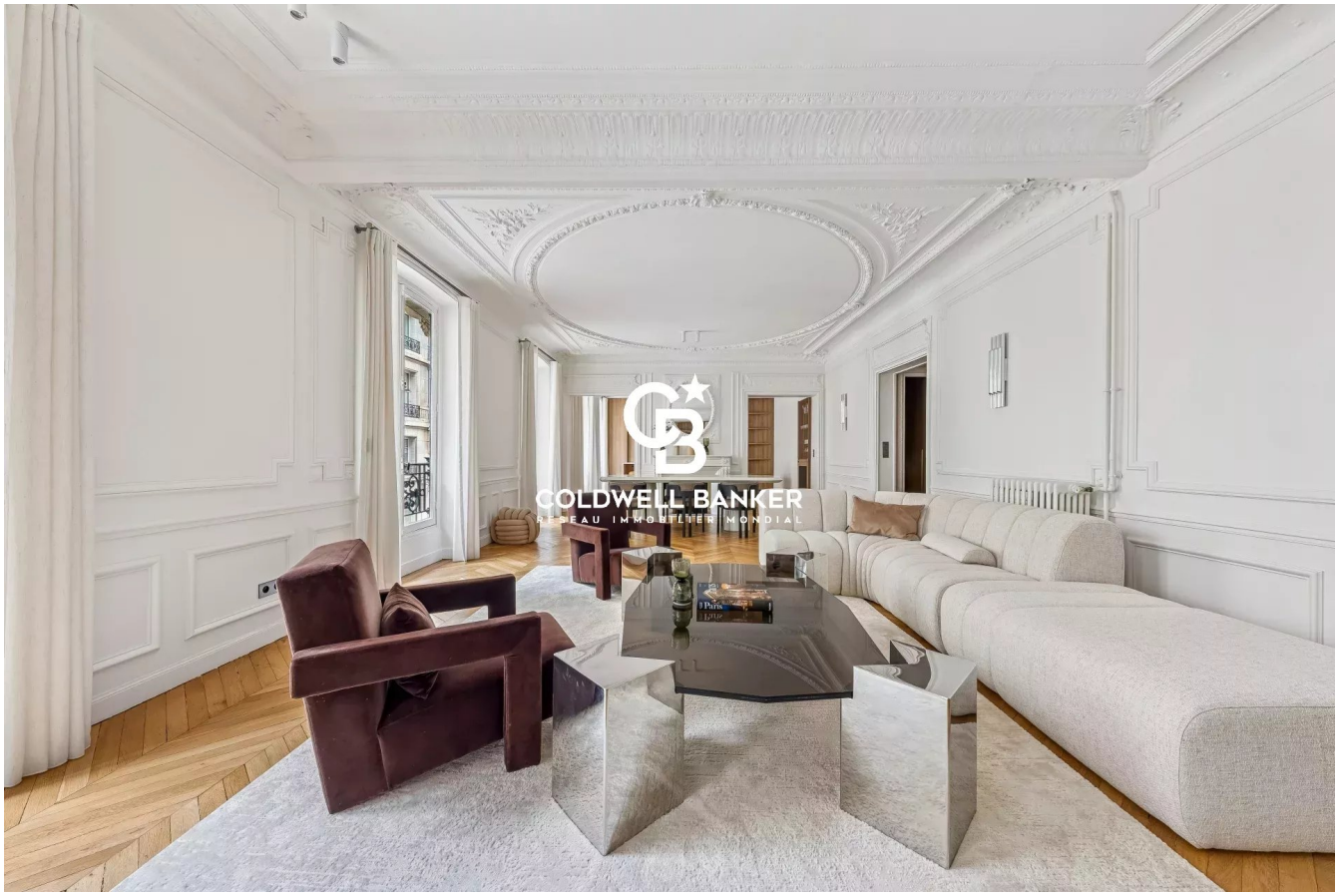
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 225 m²



SALE PRICE : 3 329 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Located in a prestigious stone building in the heart of the highly sought-after 16th arrondissement, this family and reception apartment, entirely redesigned by an architect, offers remarkable volumes, an elegant layout, and an exceptional quality of life.

From the moment you enter, the apartment impresses with its generous proportions and approximately 3.20-meter-high ceilings, a hallmark of Parisian prestige addresses. The reception area provides an outstanding living and entertaining space, ideal for hosting in a refined yet welcoming atmosphere.

The spacious kitchen meets the highest standards of comfort, perfectly suited for both everyday living and private entertaining.

The night area comprises four bedrooms, including a master suite with its own bathroom and dressing room, designed as a private and intimate retreat.The apartment features three bathrooms, ensuring optimal comfort for all occupants.

Set within an elegant, quiet, and secure residential environment, the property is in immediate proximity to renowned schools, quality shops, and major transport links, making it an ideal address for a discerning family clientele.

Sale price: €3,329,000 (agency fees payable by the seller)
Number of main lots: 55
Annual service charges: €14,680
Energy rating (DPE): D
Estimated annual energy costs: between €4,480 and €6,110

"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:	225.07 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 239

Greenhouse gas emissions (GHG) index: D 46

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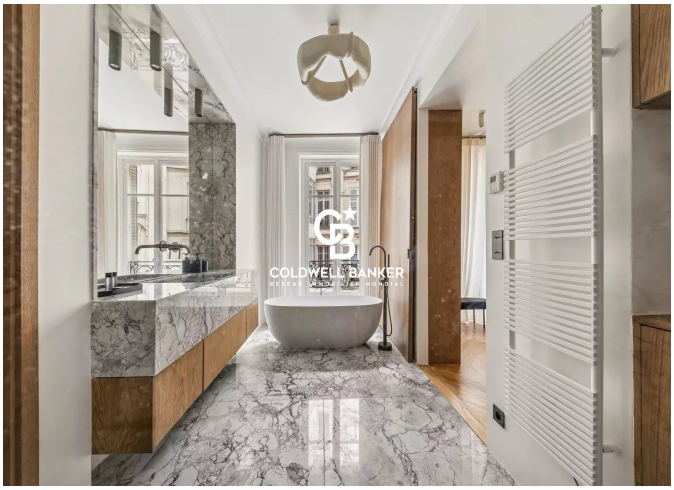

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