COLDWELL BANKER
EUROPA REALTY

Apartment Paris 68 m²




SALE PRICE : 785 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## DESCRIPTION

Large, quiet pied-à-terre with a breathtaking view of the Eiffel Tower, located in the highly sought-after Passy - Trocadéro neighborhoods. Coldwell Banker Paris offers you a bright 2 rooms apartment on the 4th floor with elevator, in a secure condominium.

From the entrance, find a nice welcoming space with a dining area and multiple storage options. The vast living room, bathed in light thanks to large bay windows, offers an iconic view over the rooftops of Paris and the Eiffel Tower. The fully-equipped kitchen, both functional and welcoming, also benefits from this exceptional view.

The bedroom, separated by Italian glass sliding doors, creates an intimate night space with custom-designed storage. The apartment also features an attractive shower room and separate toilet.

Ideally located, this property is within easy reach of shops, schools and transport. A second bedroom could be created.
A cellar complete this property at the same floor.
A parking space is included with the apartement.

Selling price €785,000 (Fees payable by the vendor)
Annual service charges: €3,905
Number of main lots: 27
Energy class: E
Annual energy costs: between €970 and €1,370

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

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 68.23 m² | Elevator: | Oui |
| Number of units: | 27 | Property tax: | €2.00 | Number of rooms: | 2 rooms |
| Number of bedrooms: | 1 bedroom | | | | |

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 270

Greenhouse gas emissions (GHG) index: E 59

8 rue Lamennais
France, 75008, Paris

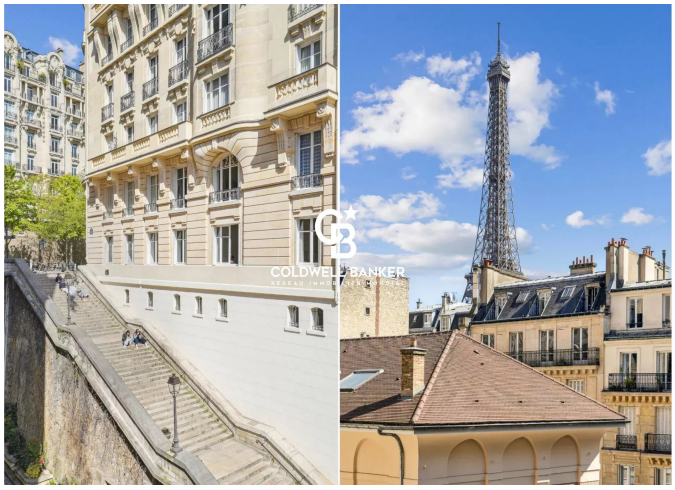
PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr