COLDWELL BANKER
EUROPA REALTY

Apartment Paris 93 m²



SALE PRICE : 1 280 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Located in the 16th arrondissement, this 95 m² duplex occupies the top two floors of a secure 1973 building. Spanning the 6th and 7th floors, the layout is designed to capture natural light throughout the day via dual South-East / North-West exposure and a full air-conditioning system.

The experience begins on the 6th floor, dedicated to entertaining. A 55 m² through-living space opens onto a terrace where the Eiffel Tower takes center stage. The semi-open kitchen, complete with a pantry, provides access to a second outdoor terrace.

The upper level houses the sleeping quarters, featuring two bright bedrooms. Each bedroom opens onto a continuous balcony with a clear view of the Parisian landmark. For added convenience, this floor includes two bathrooms and two toilets.

The highlight awaits on the 8th floor: a 30 m² private rooftop deck. This open-air lounge serves as a prime vantage point for watching the Eiffel Tower light up across the city skyline.

Sold with a cellar, the property also offers the option to purchase a parking space within the building for €50,000.

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FEATURES

Property type:	Apartment	Area:	93.46 m²	Elevator:	Oui
Number of units:	16	Property tax:	€2.00	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 133

Greenhouse gas emissions (GHG) index: C 28

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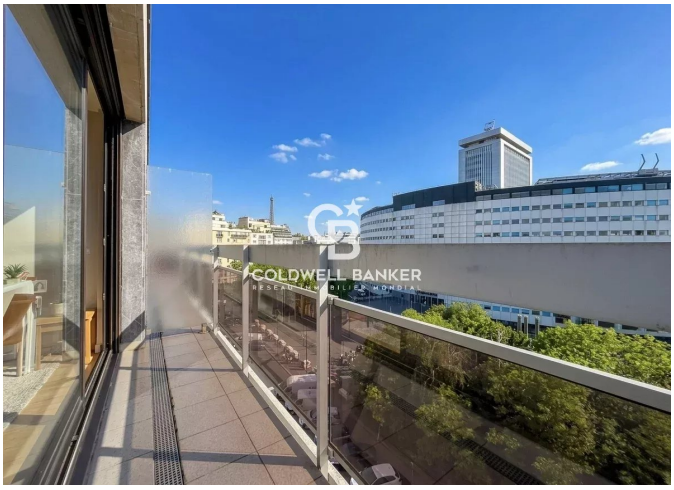

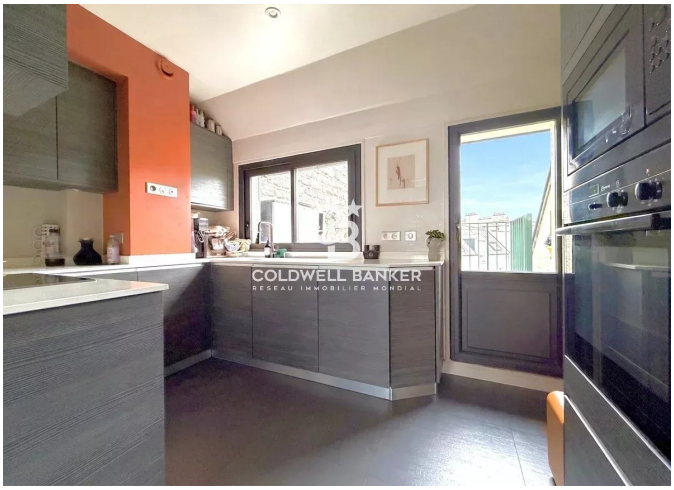



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