COLDWELL BANKER
EUROPA REALTY

Apartment Paris 161 m²



SALE PRICE : 1 690 000 €

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8 rue Lamennais
France, 75008, Paris

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prestige@coldwellbanker.fr

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DESCRIPTION

In the heart of Belleville, in an area prized for its artistic vibrancy, authenticity, and quality of life, lies an exceptional loft with rare proportions and remarkably well-executed architecture.

Developed like a true contemporary home, this unique property offers a perfectly arranged family space where every area has been meticulously designed, prioritizing comfort, light, and privacy.

The reception area is undoubtedly the heart of the property. Benefiting from soaring ceilings and generous windows, it enjoys abundant natural light throughout the day. The semi-open kitchen blends seamlessly into this welcoming and elegant space, creating a particularly warm living area.

A natural extension of the interior spaces, the expansive terrace offers a true haven of peace. Secluded from view, it enjoys a tranquil and verdant setting, a rare feature in this part of Paris.

The layout of the bedrooms perfectly meets the needs of family life. The first level features a master suite and an additional bedroom, both opening onto the terrace, along with a shower room. Upstairs, three further bedrooms, a bathroom, and a fitted office create a second, functional, and independent living space.

The entire property is distinguished by the quality of its amenities and the meticulous attention to detail in the finishes. The carefully selected materials, contemporary lines, and architectural coherence give this property a strong, elegant, and timeless identity.

Just steps from quality shops, popular neighborhood restaurants, galleries, and the cultural venues that have made Belleville famous, this address will appeal to those who appreciate unique properties and are looking for an inspiring living environment.

A rare and exclusive property offering a unique lifestyle in one of the capital's most creative neighborhoods.

Asking price: €1,690,000 (seller's fees included)
Average annual charges: €5,000
Condominium: 4 main units
Energy Performance Certificate (EPC): Class C
Annual energy costs: between €1,880 and €2,590

Information on the risks associated with this property is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	161.84 m²	Number of units:	4
Number of rooms:	7 rooms	Number of bedrooms:	5 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 125

Greenhouse gas emissions (GHG) index: A 4

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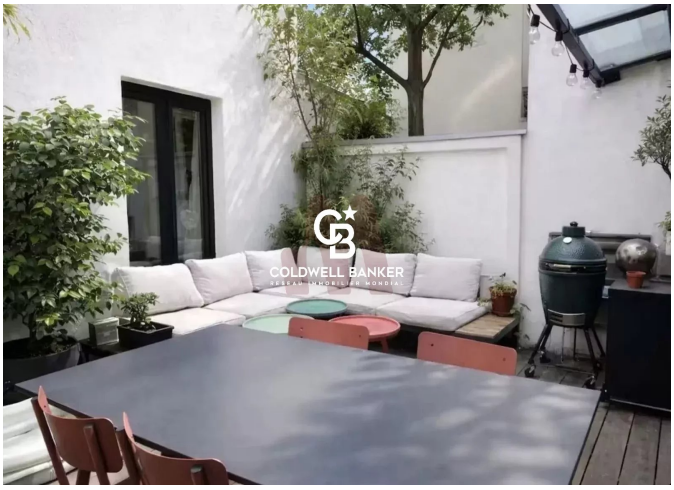

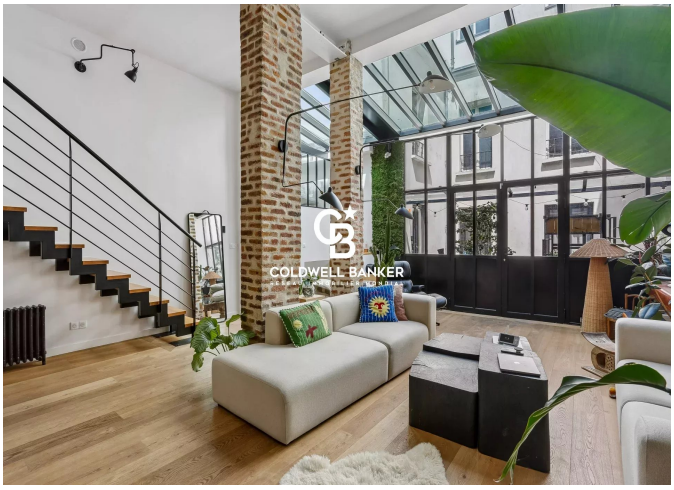

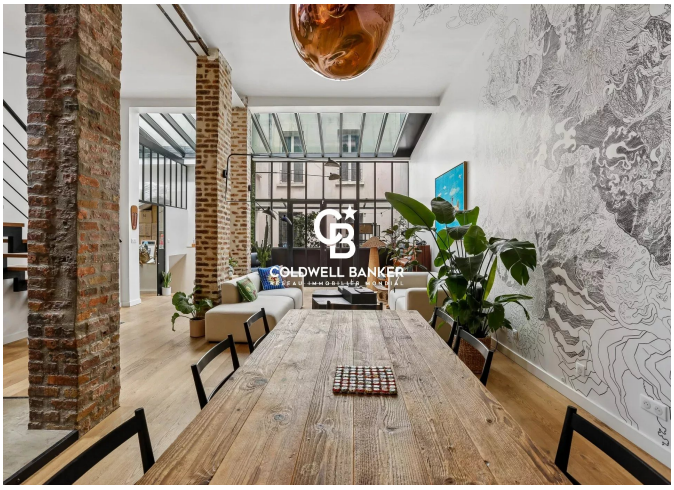



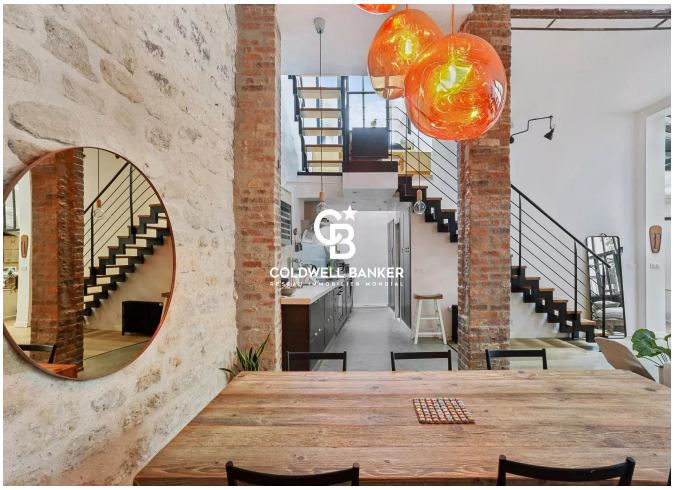

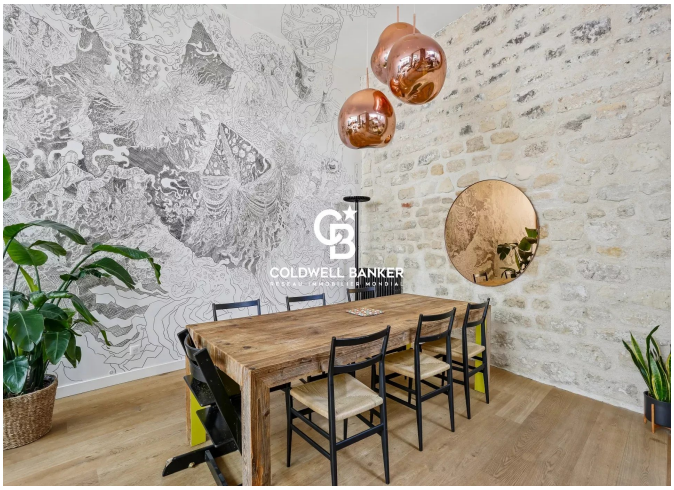

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