COLDWELL BANKER
EUROPA REALTY

Apartment Paris 47 m²



SALE PRICE : 770 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Ideally located in the heart of the highly sought-after Victor Hugo neighborhood.
This 47 sq.m apartment (Loi Carrez) is situated on the 8th floor of a high-end condominium, benefiting from a caretaker service and a large internal garden.
Completely renovated last year and now air-conditioned, it offers a living environment of absolute comfort.
The 17.5 sq.m living room opens through large bay windows onto a 6 sq.m balcony. Facing due West, this outdoor space offers a bright, unobstructed view over greenery and the city of Paris.
The sleeping area features a comfortable and peaceful 14 sq.m bedroom. Every square meter of this floor plan has been optimally designed.
Technical amenities include double-glazed windows, a D-class energy rating (DPE), and collective heating via the Parisian urban heating network (CPCU).
An exceptional, private, and airy pied-à-terre, perfectly combining the prestige of the address, modern comfort, and open views.
For more information regarding the risks to which this property is exposed, please visit the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	47.0 m²	Elevator:	Oui
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 204

Greenhouse gas emissions (GHG) index: D 35

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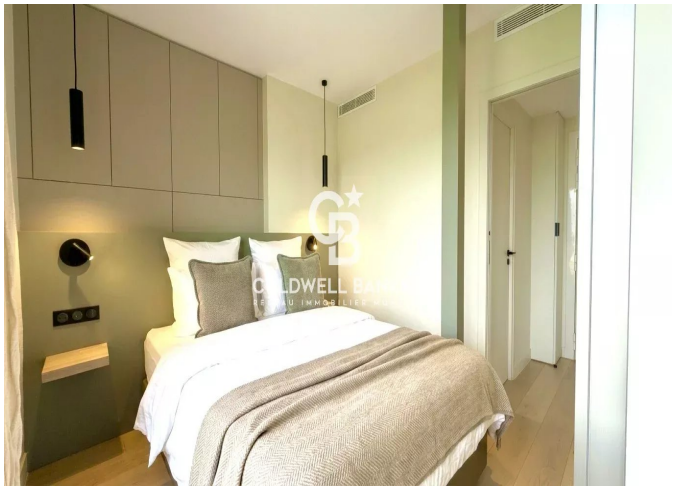

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