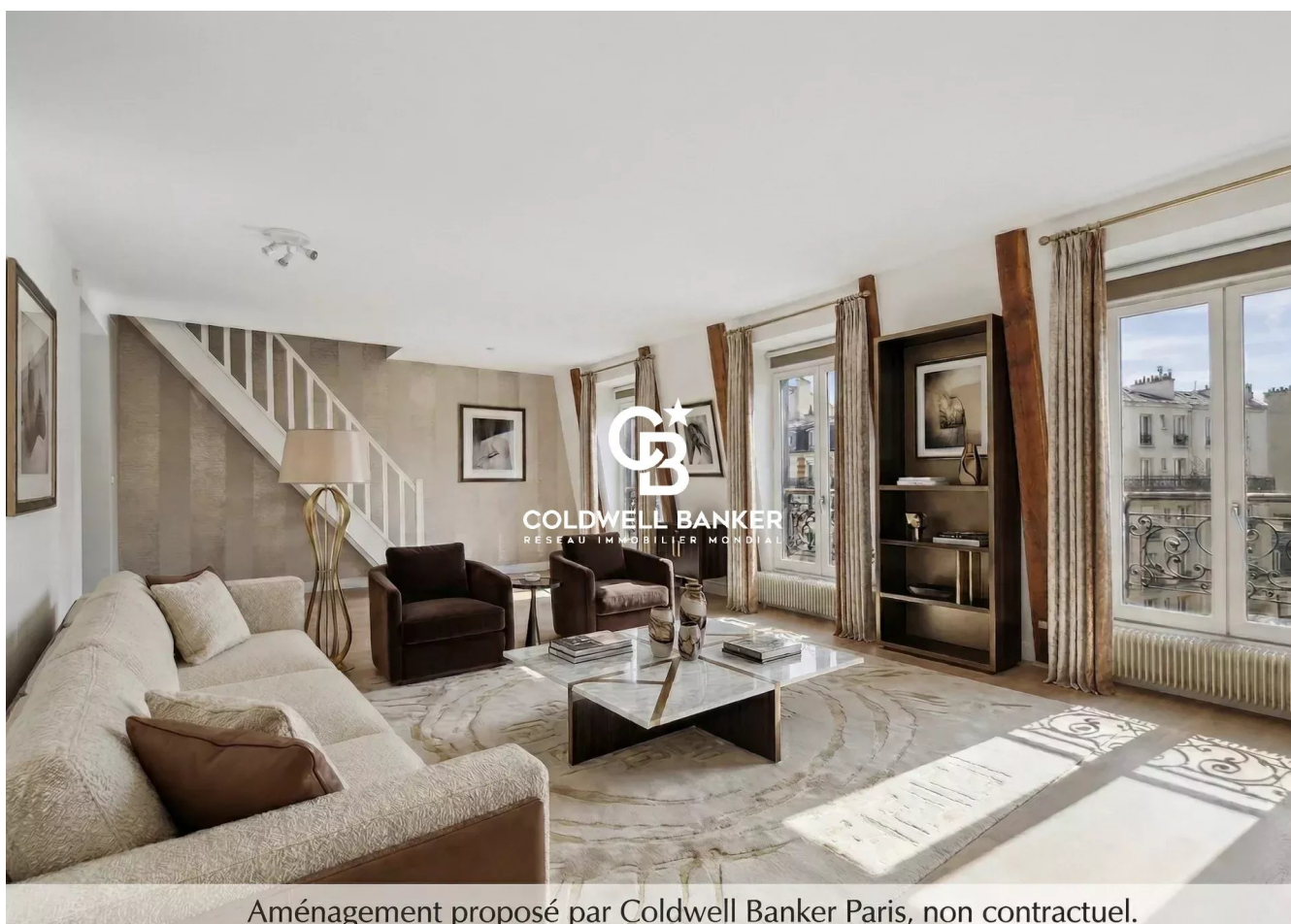


Appartement Paris

---



Aménagement proposé par Coldwell Banker Paris, non contractuel.

PRIX DE VENTE : 1 630 000 €

---

EMAIL : [PRESTIGE@COLDWELLBANKER.FR](mailto:PRESTIGE@COLDWELLBANKER.FR)

## DESCRIPTION

Just steps from the Jardin des Plantes, on the top floor of an elegant Haussmann-style building, this stunning, light-filled duplex offers 208 sqm of total floor space (140 sqm Carrez law) with rare volumes and completely unobstructed views.

The first level features a spacious, dual-aspect living room flooded with natural light, along with a convivial eat-in kitchen. This floor also includes three bedrooms and a bathroom.

Upstairs, a generous master suite, a second bathroom, and a large office create an independent night area, ideal for ensuring peace and privacy.

The property stands out for its impressive volumes and warm, inviting atmosphere.

A rare advantage: the possibility to divide the apartment into two separate units, offering exceptional potential for a flexible family project or a long-term investment.

Two cellars complete this property, ideally located in a sought-after neighborhood known for its quality of life and excellent schools.

Sale price: €1,630,000 (agency fees payable by the seller)

Co-ownership: 13 main units

Annual charges: €3,420

Energy rating: C

Estimated annual energy costs: between €1,300 and €1,800

Information regarding potential risks affecting this property is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :                      Appartement                      NB de pièces :                      6 rooms

---

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

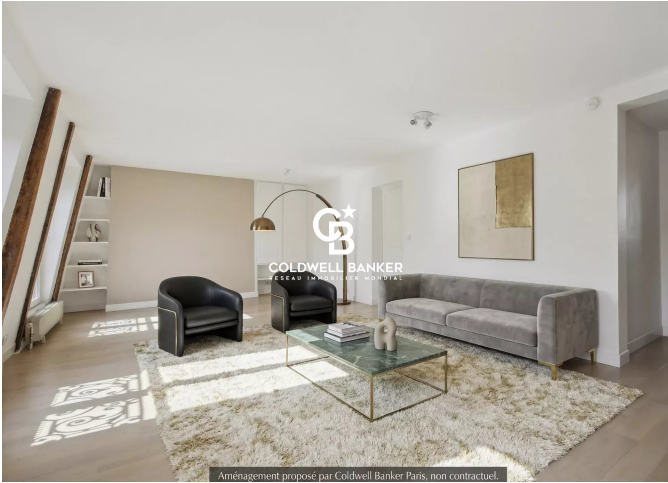
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 98

Indice d'émission de gaz à effet de serre (GES) : C 21



**COLDWELL BANKER**  
**EUROPA REALTY**



Aménagement proposé par Coldwell Banker Paris, non contractuel.



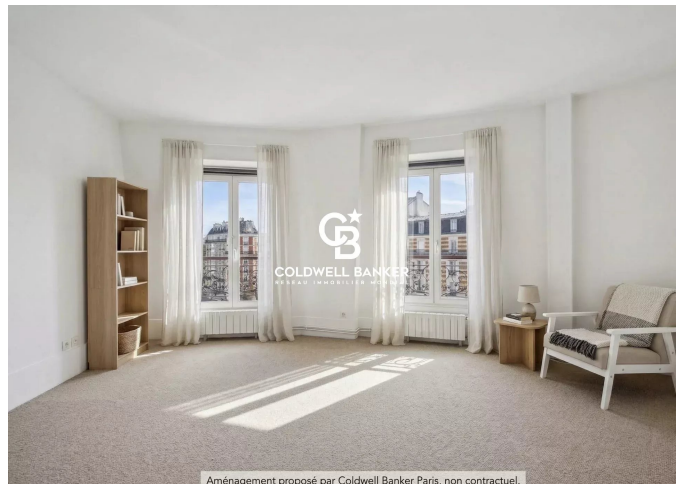
Aménagement proposé par Coldwell Banker Paris, non contractuel.



Aménagement proposé par Coldwell Banker Paris, non contractuel.



Aménagement proposé par Coldwell Banker Paris, non contractuel.



Aménagement proposé par Coldwell Banker Paris, non contractuel.

8 rue Lamennais  
France, 75008, Paris



TÉL : +33183535353  
prestige@coldwellbanker.fr