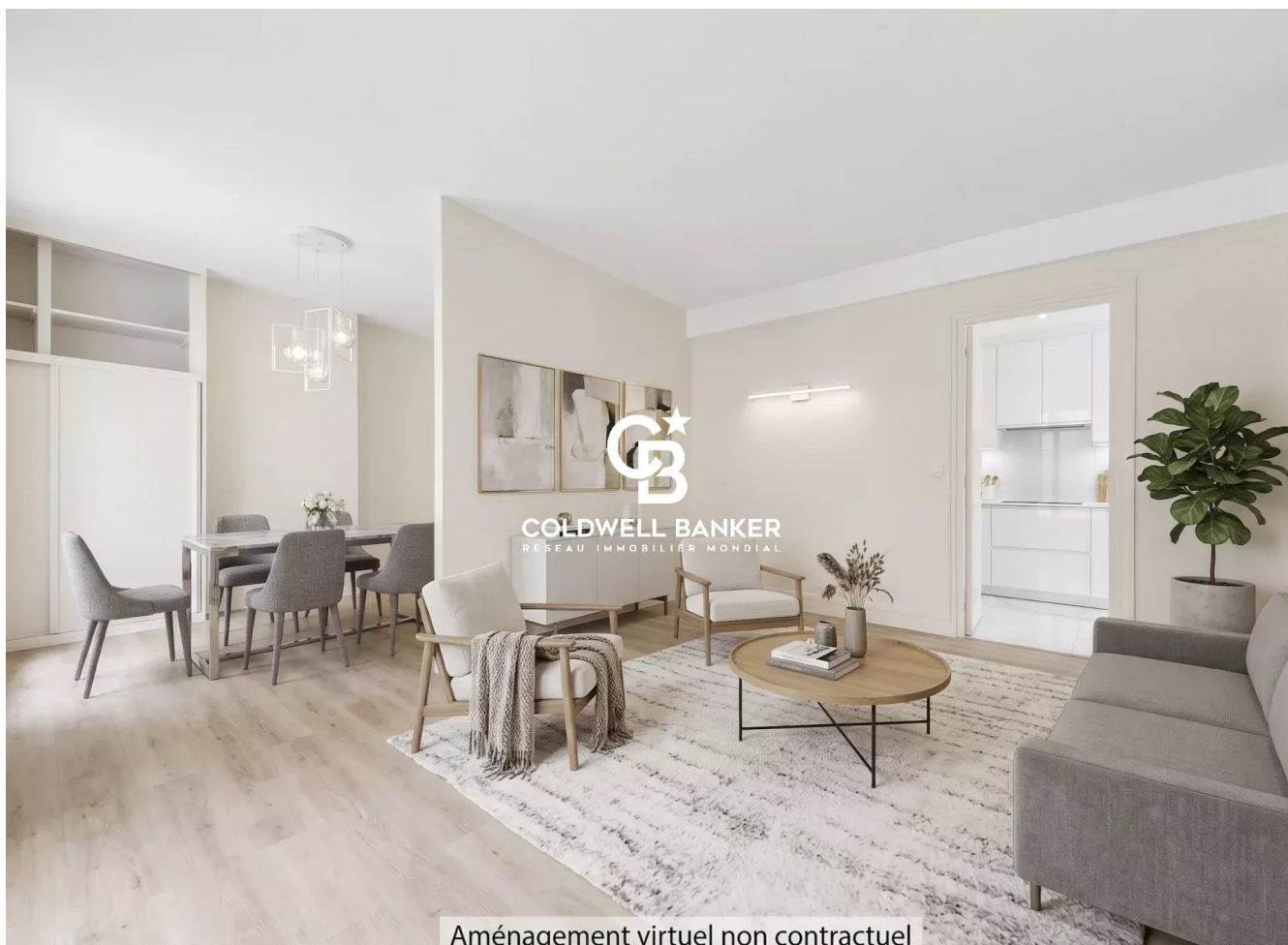


Appartement Paris 62 m<sup>2</sup>

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PRIX DE VENTE : 756 000 €

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

## DESCRIPTION

Ideally located in the heart of the 5th arrondissement, just steps from the Panthéon, this charming three-room apartment enjoys a prime setting on a quiet and picturesque street. Offering generous volumes and strong renovation potential, it provides the perfect canvas for a wide range of layout possibilities. This rare opportunity lies within one of the Left Bank's most iconic neighborhoods, often described as a true "village in Paris," while remaining in immediate proximity to shops, public transport, schools, and cultural landmarks.

Ideal as a primary residence, a pied-à-terre, or a long-term investment.

Sale price: €803,250 (including 5% agency fees payable by the buyer),  
i.e. €38,250 in agency fees.

Net seller price (excluding fees): €765,000

Number of main lots in the condominium: 36

Annual charges: €2,952

Energy rating: E

Estimated annual energy costs: between € 1390 and € 1890

Information regarding potential risks to which this property is exposed is available on the Géorisques website:

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

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	62.62 m <sup>2</sup>	Ascenseur :	Oui
NB de pièces :	3 rooms	NB de chambres :	1 bedroom		

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) : D 236

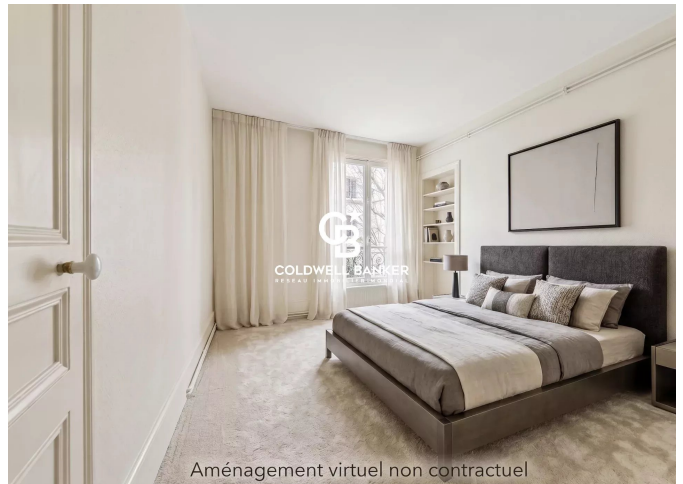
Indice d'émission de gaz à effet de serre (GES) : E 51



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



Aménagement virtuel non contractuel



Aménagement virtuel non contractuel



Aménagement virtuel non contractuel



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