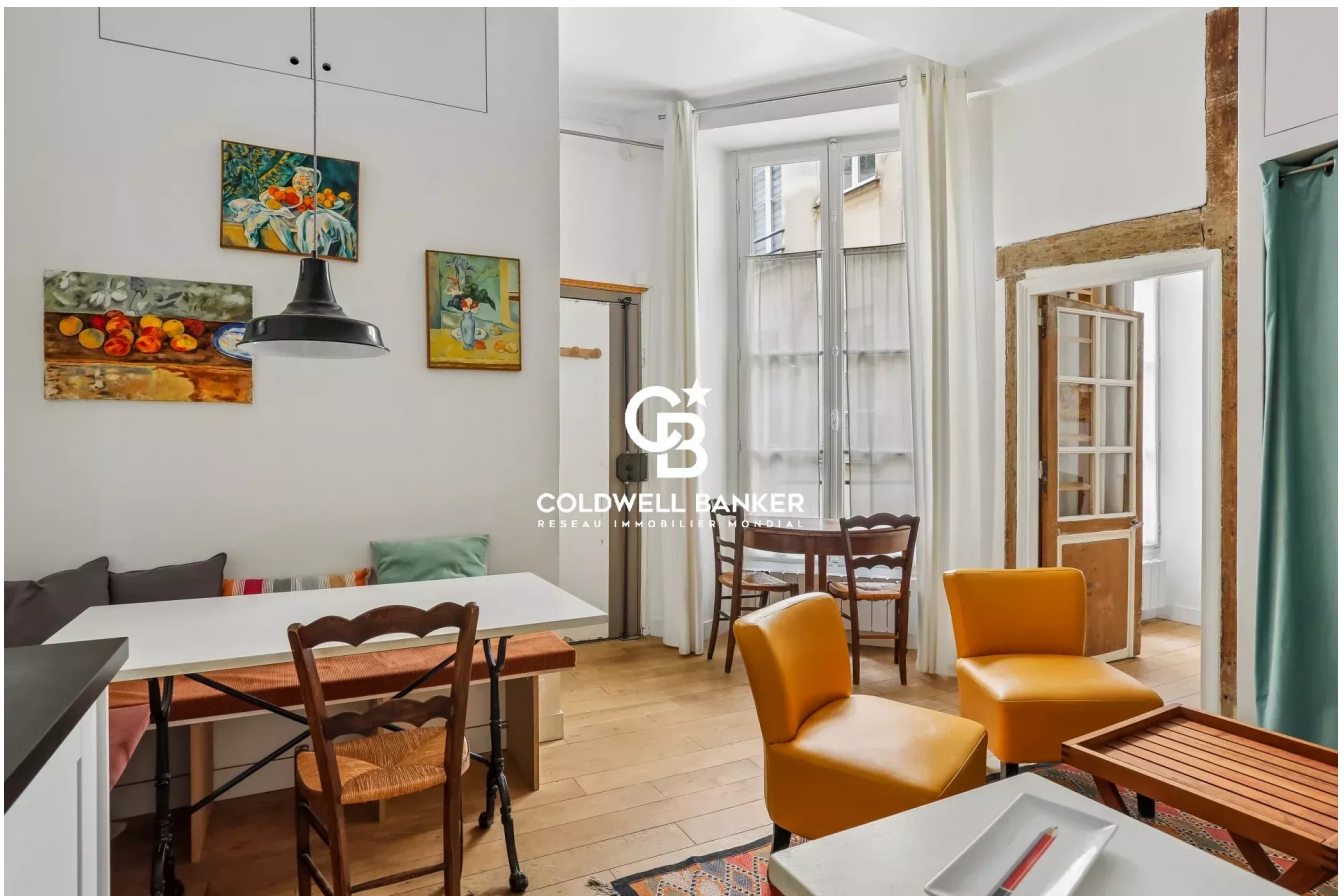


Appartement Paris 26 m²



PRIX DE VENTE : 441 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Located in one of the capital's most sought-after districts, this 26.73 sqm apartment (Carrez law) is situated on the second floor of an 18th-century period building, accessible by staircase.

In good overall condition, the property comprises a bright west-facing living room with an open-plan kitchen, as well as a bedroom with a shower room and toilet.

The apartment offers a practical and comfortable layout while retaining the charm of period features, notably its parquet flooring and the authenticity of the building.

Its highly desirable Left Bank location makes it an ideal Parisian pied-à-terre, a perfect first-time purchase, or a quality investment opportunity in one of the city's most iconic neighborhoods.

Sale price: €441,000 (agency fees payable by the seller)

Number of main lots in the condominium: 41 lots

Annual charges: €900

Energy rating: C

Estimated annual energy costs: between €560 and €770

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

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	26.73 m ²	Nombre de lots :	41
Taxe foncière :	€569.00	NB de pièces :	2 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

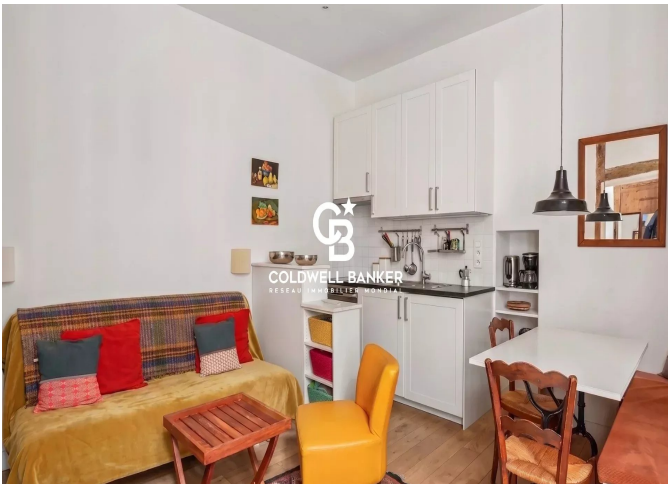
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 188

Indice d'émission de gaz à effet de serre (GES) : B 7



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