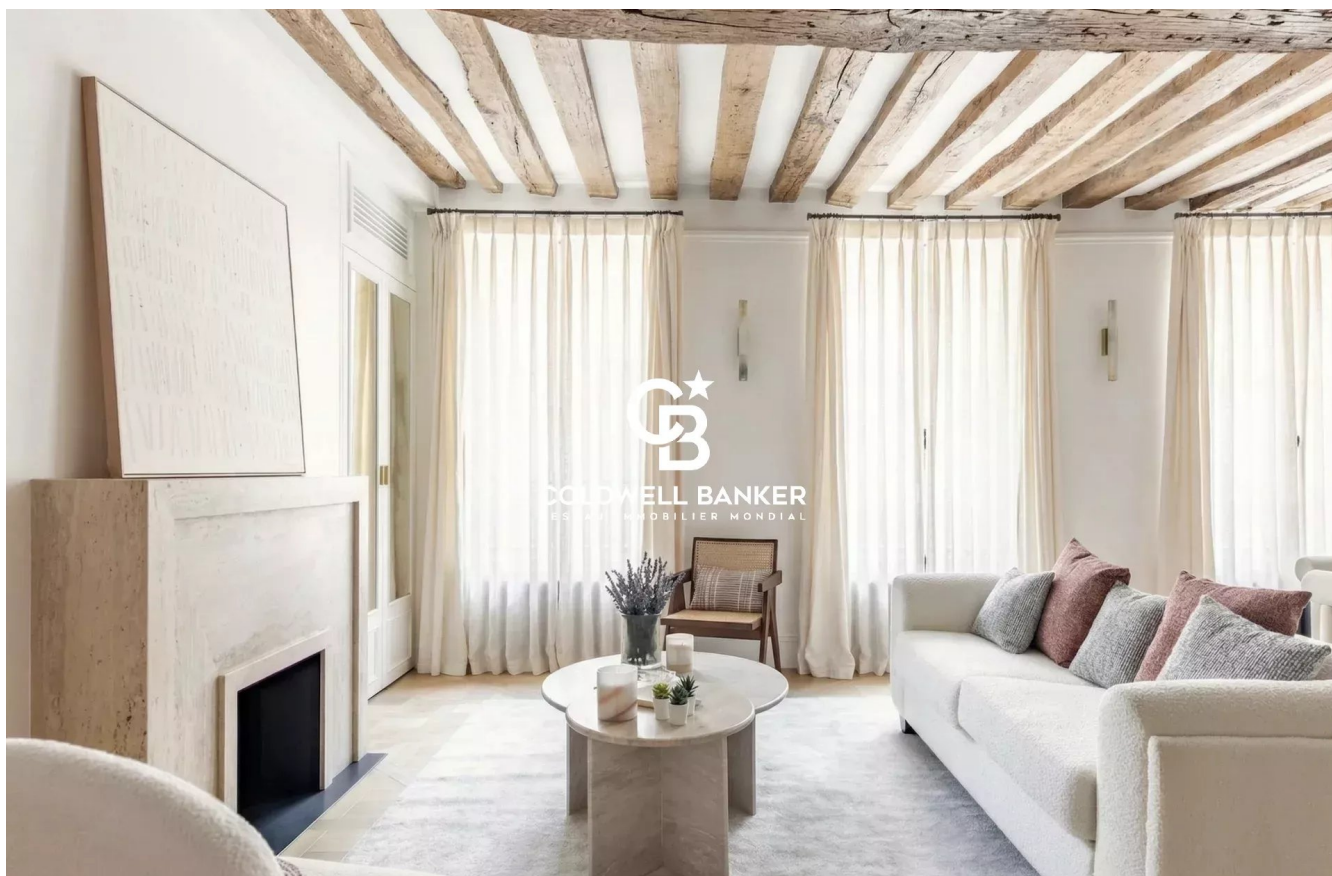


Appartement Paris 94 m<sup>2</sup>

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PRIX DE VENTE : 2 600 000 €

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

## DESCRIPTION

Just steps from the Seine and the Louvre, in the heart of the Carré des Antiquaires, within an 18th-century building, this fully and luxuriously renovated apartment is offered furnished, turnkey.

Filled with natural light thanks to its large windows, it features a double living room with an open kitchen overlooking the street, a quiet master bedroom with its dressing room and full bathroom, as well as a second bedroom with its own shower room.

The apartment is fully air-conditioned for optimal comfort.

You will appreciate the high standard of renovation, which preserves the charm of the period. Ideally located close to shops, Parisian cafés, and museums, it offers all the appeal of one of the most sought-after neighborhoods in Paris.

Selling price: €2,600,000 (fees payable by the seller)

Number of units in the condominium: 25 units

Annual charges: €2,667

Energy rating: E

Annual energy costs: between €2,010 and €2,750

Information on the risks to which this property is exposed is available on the website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	94.88 m <sup>2</sup>	Nombre de lots :	25
Taxe foncière :	€1.00	NB de pièces :	4 rooms	NB de chambres :	2 bedrooms

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) : E 276

Indice d'émission de gaz à effet de serre (GES) : B 9



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