

Appartement Paris 88 m<sup>2</sup>

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PRIX DE VENTE : 3 150 000 €

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## DESCRIPTION

In the heart of the highly prestigious Golden Triangle, in one of the most sought-after and secure buildings on Avenue Montaigne, Coldwell Banker Paris presents an exceptional apartment.

This dual-aspect property enjoys superb views and beautiful natural light. It offers high-end finishes and an elegant en-suite layout.

The apartment comprises a spacious double living room, a large bedroom with its bathroom featuring a whirlpool bathtub, a fully equipped eat-in kitchen, and a dressing room.

A rare property combining refinement, comfort, and an outstanding location.

Sale price: €3,150,000 (agency fees payable by the seller)

Number of main lots in the condominium: 358

Annual service charges: €10,536

Energy rating: C

Estimated annual energy costs: between €970 and €1,370

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)

If you wish, I can also provide a slightly more “prime luxury” version tailored for UK, US, or Middle Eastern buyers.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	88.56 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

Indice d'émission de gaz à effet de serre (GES) : C 29



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