

Appartement Paris 103 m²



PRIX DE VENTE : 1 150 000 €

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DESCRIPTION

Coldwell Banker invites you to discover, in the heart of the highly sought-after Village des Martyrs district, this stunning 103.11 sq.m. Carrez-law apartment (106.6 sq.m. total floor area), located on the first floor of an elegant cut-stone building with elevator access. A rare address offering a privileged lifestyle in one of the capital's most desirable neighborhoods.

From the moment you enter, the charm is undeniable: a spacious gallery gracefully connects the kitchen, dining room, and living room. Generous volumes, period fireplaces, beautiful high ceilings, full parquet flooring, and carefully preserved moldings lend the property a timeless elegance. Bright and dual-aspect, the apartment enjoys an exceptional sense of space and open views with no overlooking neighbors.

The sleeping area comprises two beautiful bedrooms, one of which features a fireplace, as well as a bathroom. The toilet is separate. The current layout also offers the possibility of easily creating a third bedroom.

A cellar completes this property. Individual gas heating.

Just steps away from renowned food shops, well-regarded schools, and public transport, this apartment combines all the attributes of an exceptional Parisian lifestyle.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	103.11 m ²	Ascenseur :	Oui
Nombre de lots :	28	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

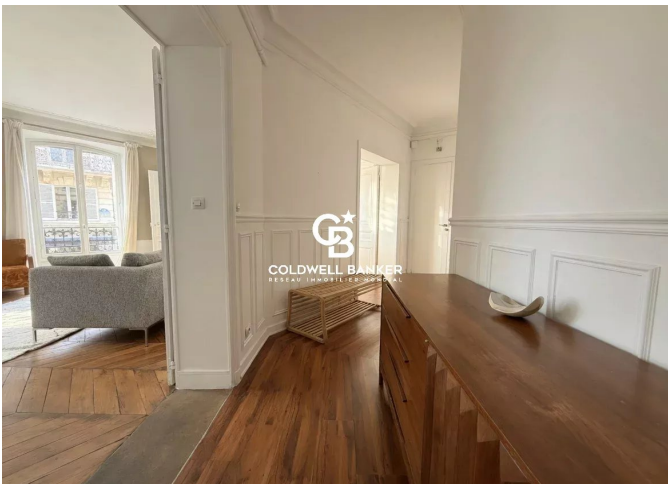
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 279

Indice d'émission de gaz à effet de serre (GES) : E 61



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