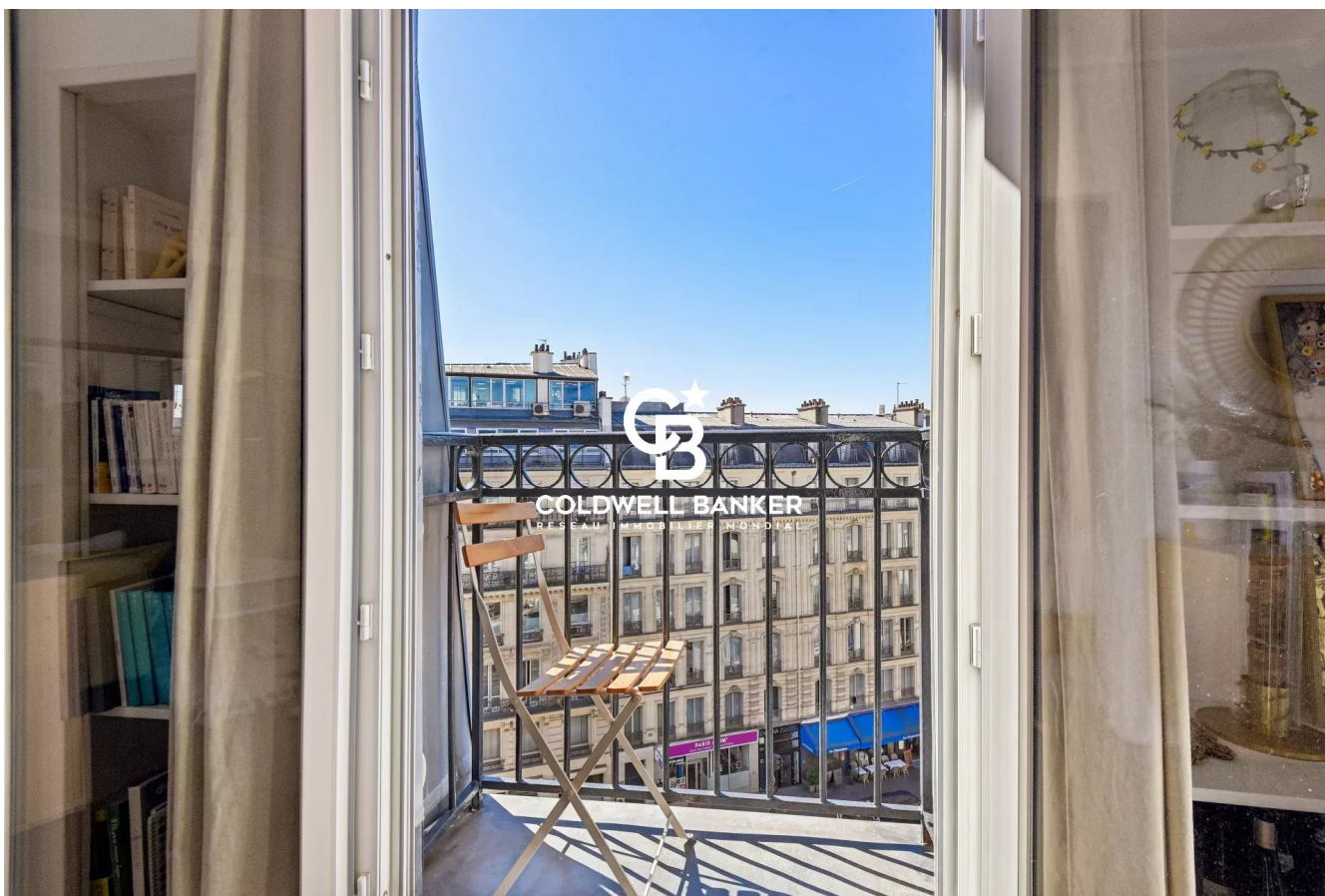


Appartement Paris 39 m²



PRIX DE VENTE : 530 000 €

EMAIL : WESTLIFE@COLDWELLBANKER.FR

DESCRIPTION

On the 6th floor of a beautiful Haussmann-style building that has just been renovated, this south-facing one-bedroom apartment offers 40 m² (Carrez law) with a panoramic view over the rooftops of Paris, just a few meters from Cadet metro station (Line 7) in the heart of the 9th arrondissement.

Facing due south and featuring three large bay windows (two in the living room/open-plan kitchen and one in the bedroom), each opening onto a small balcony, the apartment is both quiet and filled with natural light.

Tastefully renovated and requiring no further work, it boasts an optimal layout with a living area (lounge/open-plan fitted kitchen) of over 22 m², a shower room, separate WC, and a spacious bedroom with built-in storage.

Ideally served by Cadet (Line 7), Notre-Dame-de-Lorette (Line 12), and Grands Boulevards (Lines 8 and 9) metro stations, as well as numerous bus routes, and located in immediate proximity to shops, restaurants, services, corporate offices, and historic Paris, this peaceful haven is sure to win you over. A must-see

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	39.64 m ²	Taxe foncière :	€883.00
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

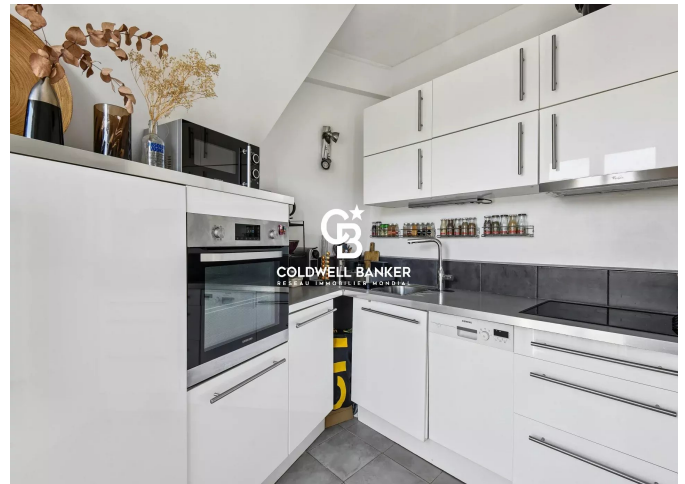
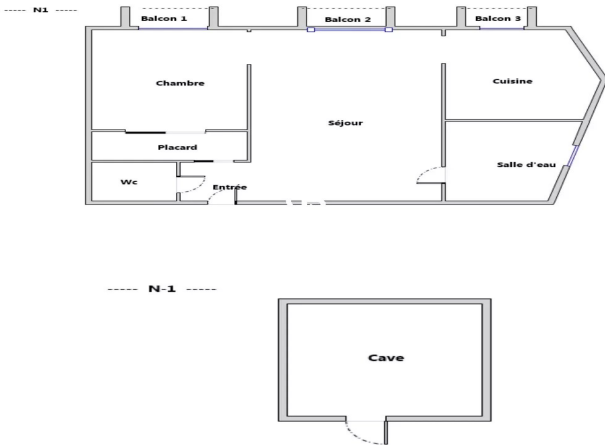
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 285

Indice d'émission de gaz à effet de serre (GES) : B 11



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