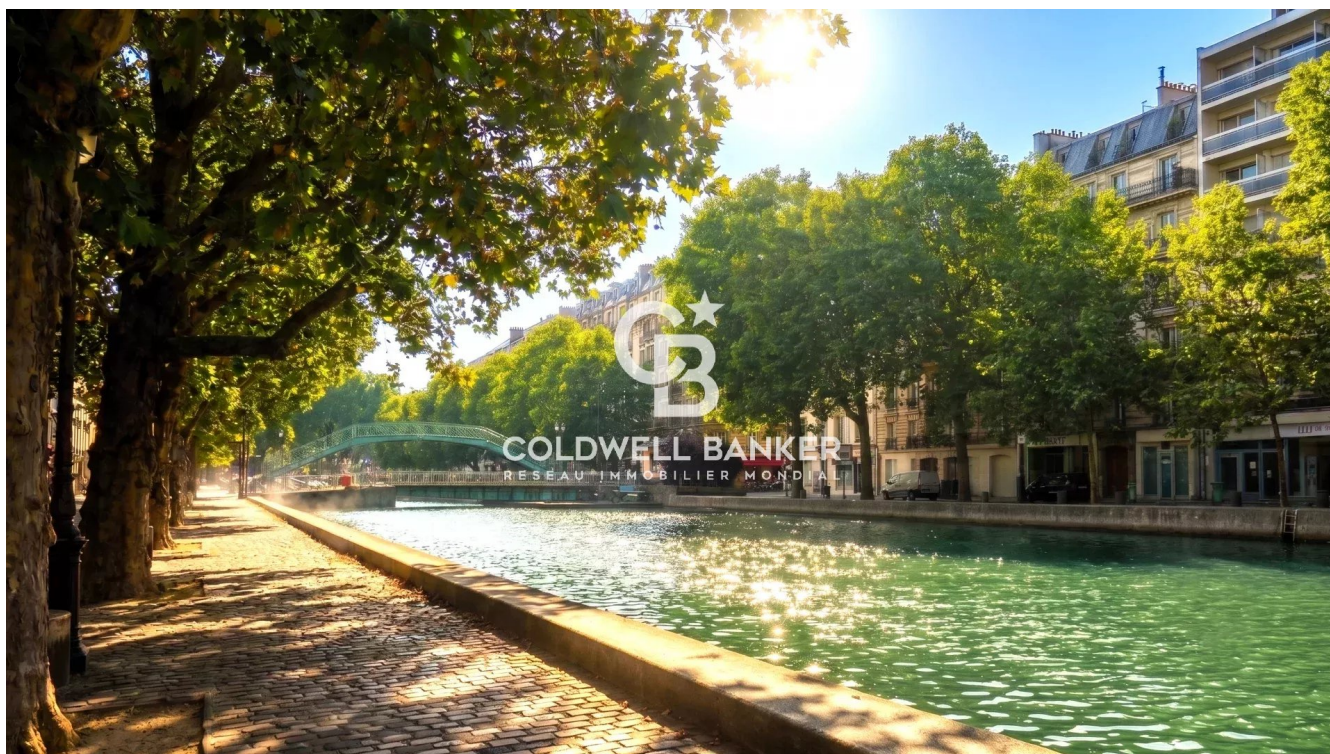


Appartement Paris 93 m²



PRIX DE VENTE : 945 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Ideally located at the foot of the Canal Saint-Martin, discover this beautiful 93 m² family apartment. Nestled on the 1st floor, it offers a perfect contrast between the dynamic neighborhood life of the 10th arrondissement and absolute tranquility, thanks to its windows opening directly onto a pleasant tree-lined garden.

Property Features

Perfectly optimized for a family, the apartment is in very good condition and consists of:

Flexible Layout: 4 bedrooms on the original floor plan. Currently configured as 3 bedrooms and a double living room.

Bathrooms: 2 shower rooms, ideal for making the family's daily routine easier.

Living Area: A beautiful living space as well as a separate kitchen.

Ideal Location (Transport, Schools, Shops)

The location guarantees an easy daily life and quick access to all of Paris:

Immediate Proximity to Metros: Less than a 5-minute walk from Goncourt station (Line 11) and Jacques Bonsergent (Line 5). Place de la République (Lines 3, 5, 8, 9, 11) is only a 7-8 minute walk away, offering unrivaled mobility.

Schools: An ideal environment with daycare centers, nursery, and primary schools accessible in under a 5-minute walk. The Grange aux Belles middle school is also just steps away.

Neighborhood Life: Local food shops, Saint-Louis Hospital, restaurants, and the famous canal banks right at the foot of the building.

Peaceful Environment: A relaxing garden view, protected from the hustle and bustle of the street.

Additional Amenities

The property is completed by a cellar and—a rare and highly sought-after asset in this neighborhood—a private parking space.

A rare property in the area that perfectly combines volume, functionality, and tranquility.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	93.76 m ²	Ascenseur :	Oui
Taxe foncière :	€610.00	NB de pièces :	5 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

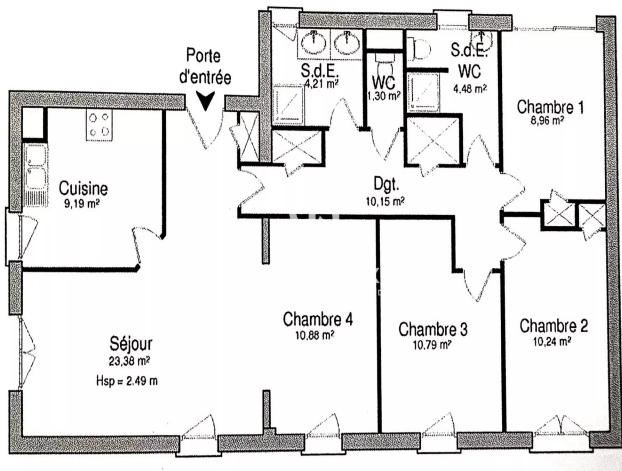
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 199

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



COLDWELL BANKER
EUROPA REALTY



176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine



TÉL : +33147220345
cbai@coldwellbanker.fr