

Appartement Paris 51 m<sup>2</sup>

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PRIX DE VENTE : 532 000 €

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## DESCRIPTION

In the Philippe-Auguste district, close to Nation and the Charonne area, discover this beautiful one-bedroom apartment, fully renovated, set in a lively environment while offering absolute calm inside.

Located in a charming, well-maintained period building, this apartment stands out for its character, featuring original moldings and high ceilings.

It comprises a pleasant living area, a comfortable bedroom, as well as a modern kitchen and shower room.

A bicycle storage room is available in the building.

A cellar completes this property.

Sale price: €559,000 (agency fees paid by the seller)

Energy rating: E

Condominium: 67 main units

Average annual charges: €3,100

Estimated annual energy costs: €1,095 and €1,490

Information on potential risks affecting this property is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	51.06 m <sup>2</sup>	Ascenseur :	Oui
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](http://www.georisques.gouv.fr)

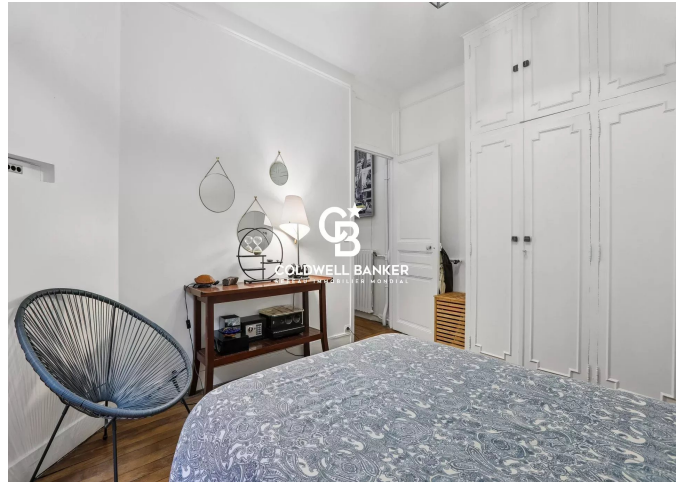
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 261

Indice d'émission de gaz à effet de serre (GES) : E 57



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