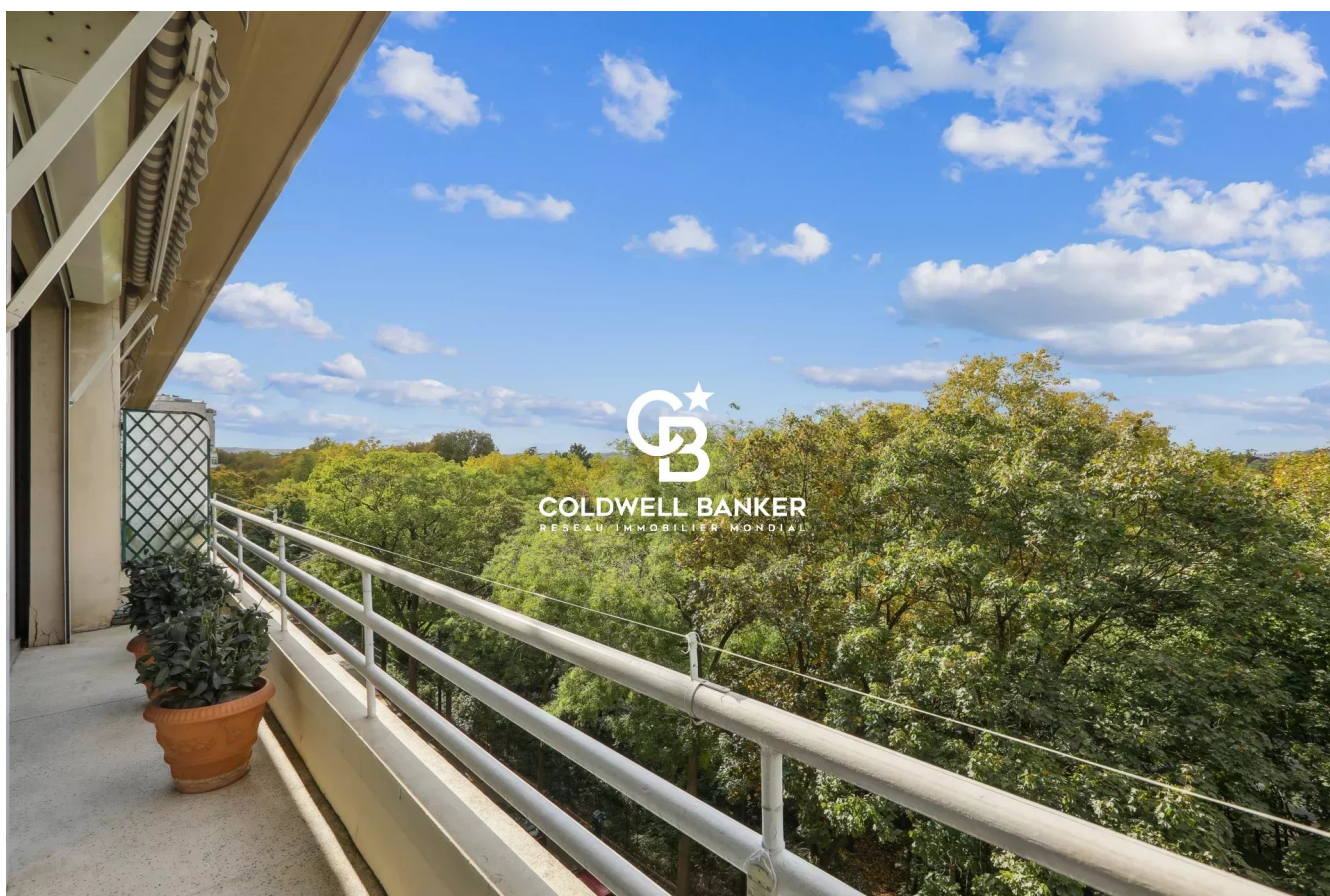


Appartement Paris 126 m²



PRIX DE VENTE : 1 390 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Located in a prestigious ocean-liner-style building designed by architect Kevork Arsenian, this bright dual-aspect apartment offers outstanding potential for enhancement and value creation.

Flooded with natural light and benefiting from impressive ceiling heights of approximately 3 metres, the property boasts generous living spaces and timeless elegance.

The apartment comprises an entrance hall, a spacious double reception room, a principal bedroom, a large study that could easily be converted into a second bedroom, a dressing room, an eat-in kitchen, and a full bathroom with both bathtub and shower.

Two balconies extend the living areas and enjoy pleasant green outlooks: one overlooking the Bois de Boulogne and the other facing the residence's private landscaped garden.

A cellar and a lock-up garage (available at an additional cost) complete this property.

The residence benefits from 24-hour concierge and security services, as well as a range of high-quality amenities, offering residents a privileged lifestyle combining comfort, tranquillity and exclusivity.

Sale Price: €1 390 000 (agency fees payable by the seller)

Number of main lots: 741

Annual service charges: €9,220

Energy Performance Rating (DPE): C

Estimated annual energy costs: between €1,560 and €2,140

Information regarding potential risks to which this property is exposed is available on the Géorisques website.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	126.34 m ²	Ascenseur :	Oui
Nombre de lots :	741	Taxe foncière :	€4.00	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

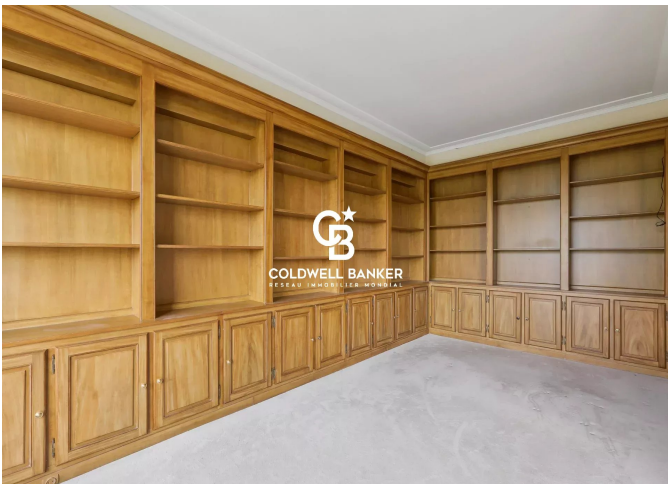
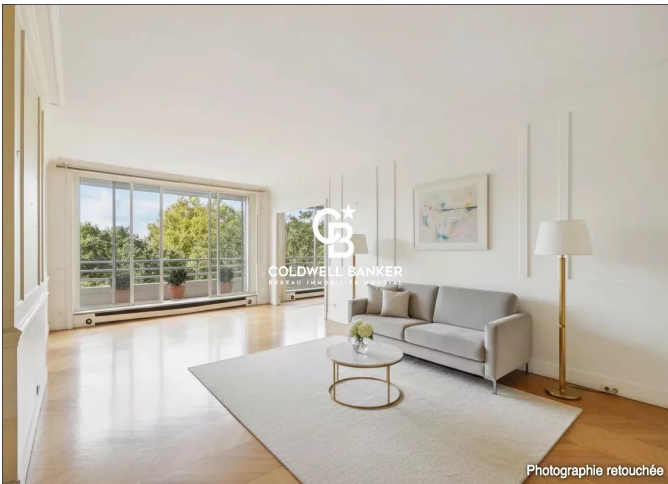
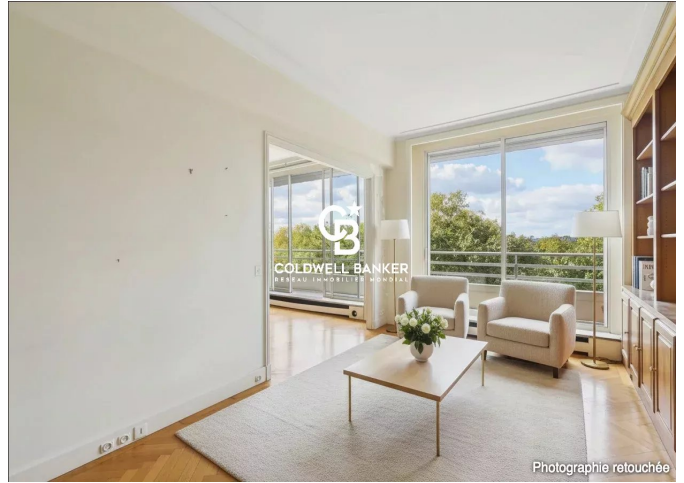
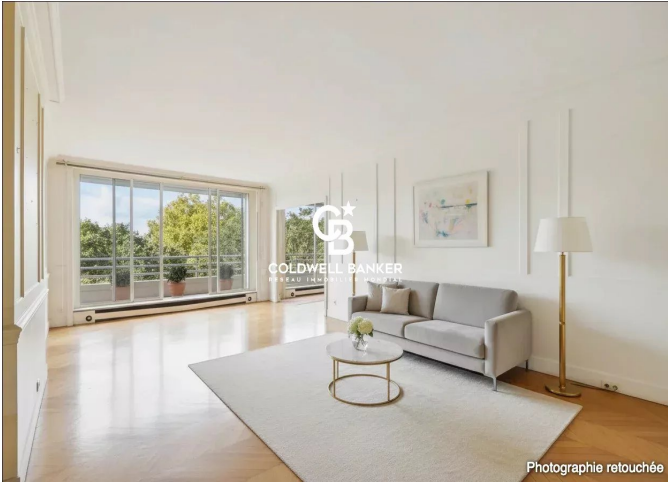
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 160

Indice d'émission de gaz à effet de serre (GES) : C 27



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