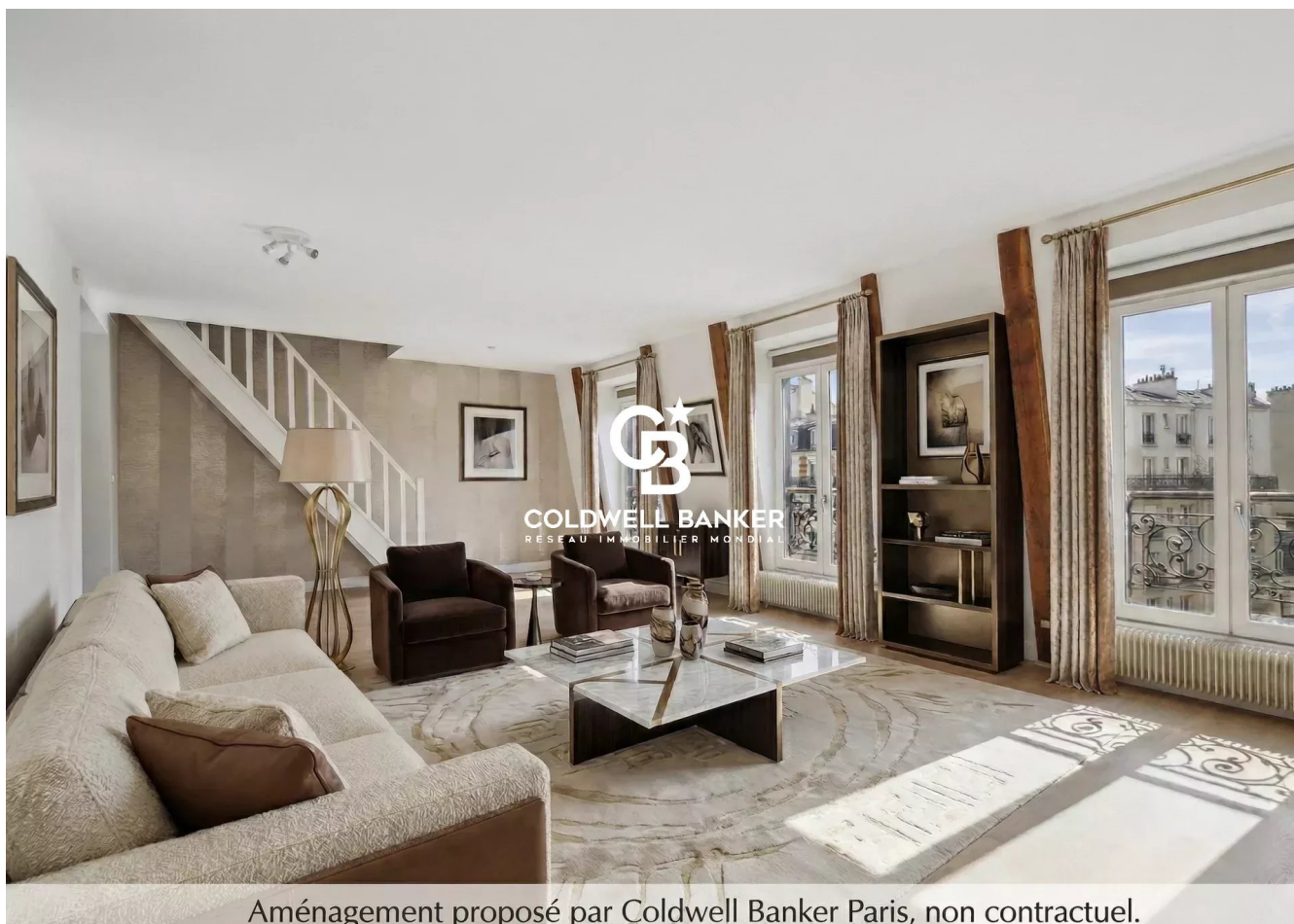


Appartement Paris

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SALE PRICE : 1 630 000 €

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EMAIL : [PRESTIGE@COLDWELLBANKER.FR](mailto:PRESTIGE@COLDWELLBANKER.FR)

## DESCRIPTION

Just steps from the Jardin des Plantes, on the top floor of an elegant Haussmann-style building, this stunning, light-filled duplex offers 208 sqm of total floor space (140 sqm Carrez law) with rare volumes and completely unobstructed views.

The first level features a spacious, dual-aspect living room flooded with natural light, along with a convivial eat-in kitchen. This floor also includes three bedrooms and a bathroom.

Upstairs, a generous master suite, a second bathroom, and a large office create an independent night area, ideal for ensuring peace and privacy.

The property stands out for its impressive volumes and warm, inviting atmosphere.

A rare advantage: the possibility to divide the apartment into two separate units, offering exceptional potential for a flexible family project or a long-term investment.

Two cellars complete this property, ideally located in a sought-after neighborhood known for its quality of life and excellent schools.

Sale price: €1,630,000 (agency fees payable by the seller)

Co-ownership: 13 main units

Annual charges: €3,420

Energy rating: C

Estimated annual energy costs: between €1,300 and €1,800

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

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

## FEATURES

Property type: Appartement      Number of rooms: 6 rooms

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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)

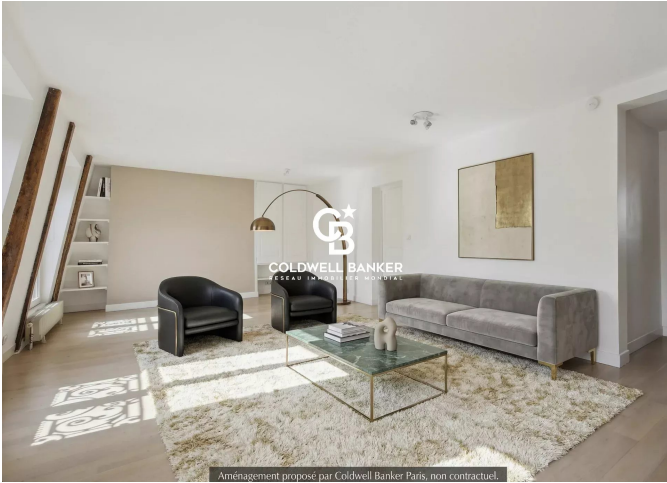
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 98

Greenhouse gas emissions (GHG) index: C 21



**COLDWELL BANKER**  
**EUROPA REALTY**



Aménagement proposé par Coldwell Banker Paris, non contractuel.



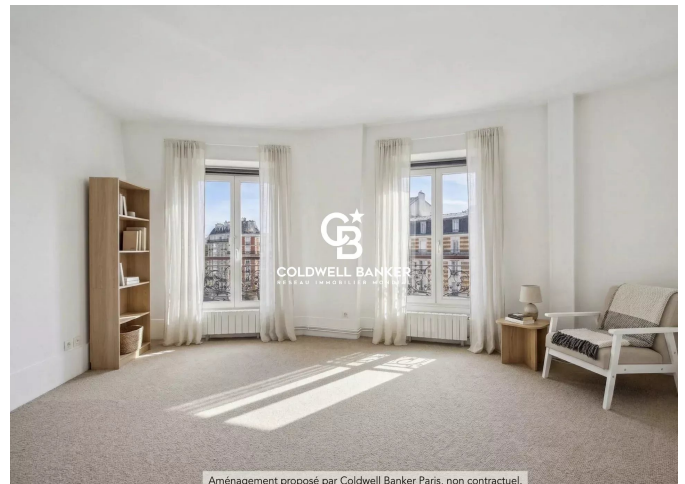
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