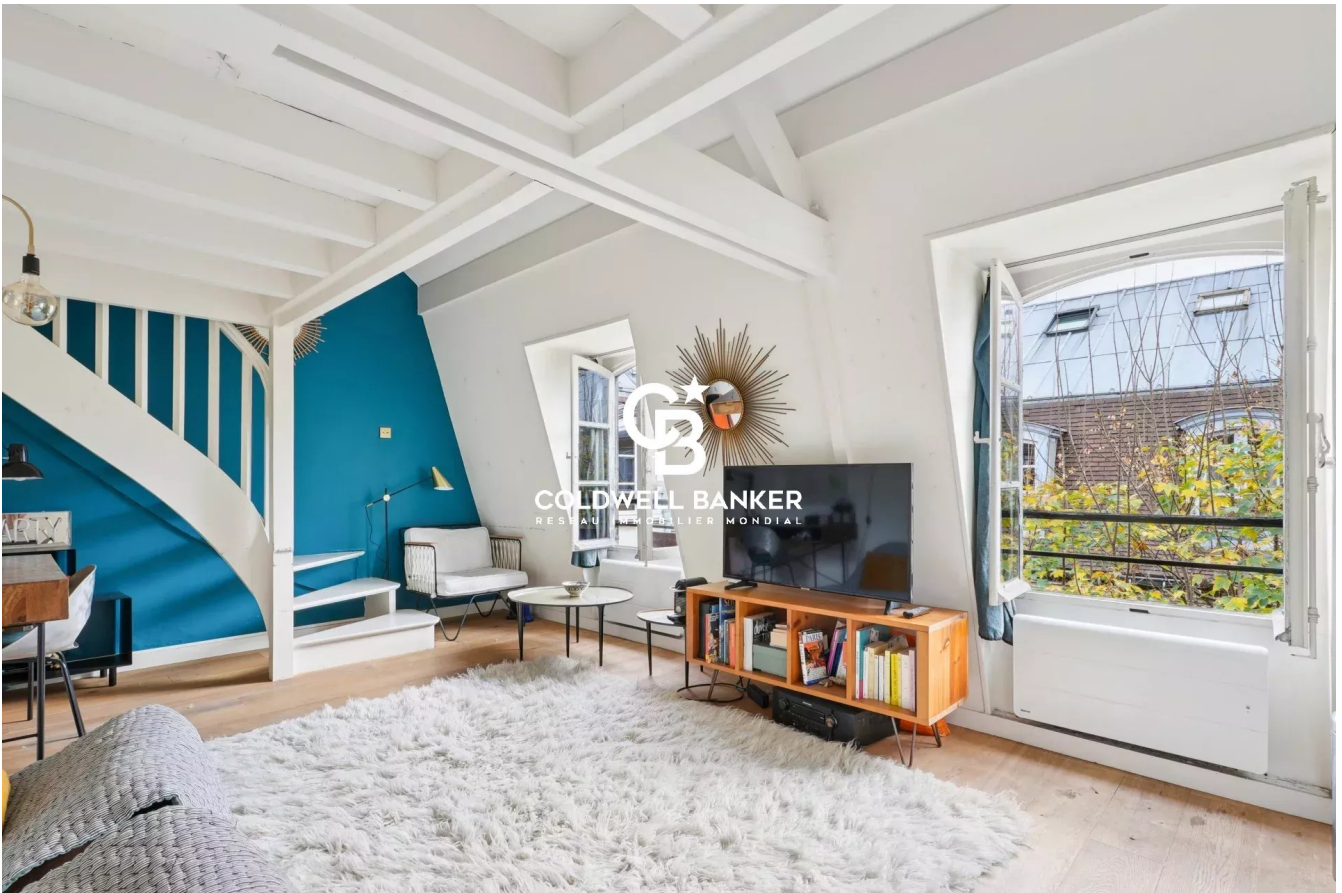


Appartement Paris 28 m²



SALE PRICE : 498 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

This apartment, tucked away in the sought-after Val-de-Grâce neighborhood, embodies the best of Parisian charm.

Set within a peaceful tree-lined courtyard, it offers a rare sense of calm right in the heart of the city.

The main living space is warm and bright, enhanced by a mezzanine that creates a cosy and intimate sleeping area. The bathroom includes a real bathtub, a rare and delightful luxury in central Paris.

Just steps away, you can enjoy the lively rue Mouffetard, the picturesque Place de l'Estrapade — featured in Emily in Paris — and some of the Left Bank's most iconic landmarks: the Panthéon, the Jardin du Luxembourg, the Arènes de Lutèce, and the Jardin des Plantes.

A perfect pied-à-terre for experiencing a cultured, vibrant, and refined Paris, in one of the city's most charming neighborhoods.

Sale price: €498,000 (Agency fees payable by the seller)

Annual charges: €1,032

Number of main lots in the building: 39

Energy performance rating: F

Estimated annual energy costs: between €760 and €1,040

"Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr"

FEATURES

Property type: Appartement Area: 28.0 m² Number of rooms: 2 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

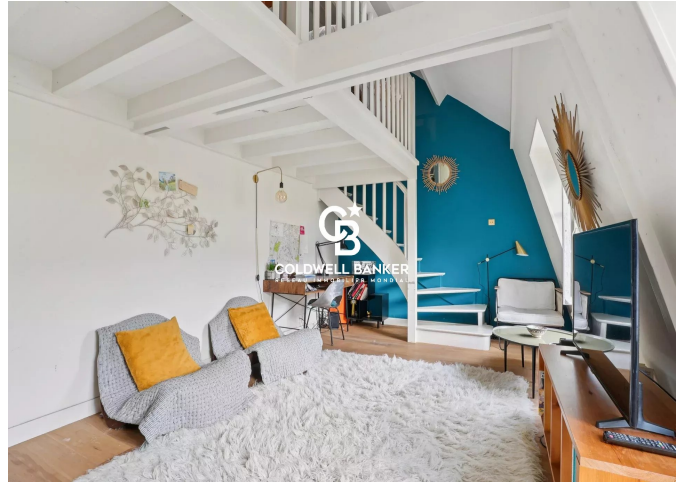
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 427

Greenhouse gas emissions (GHG) index: C 14



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