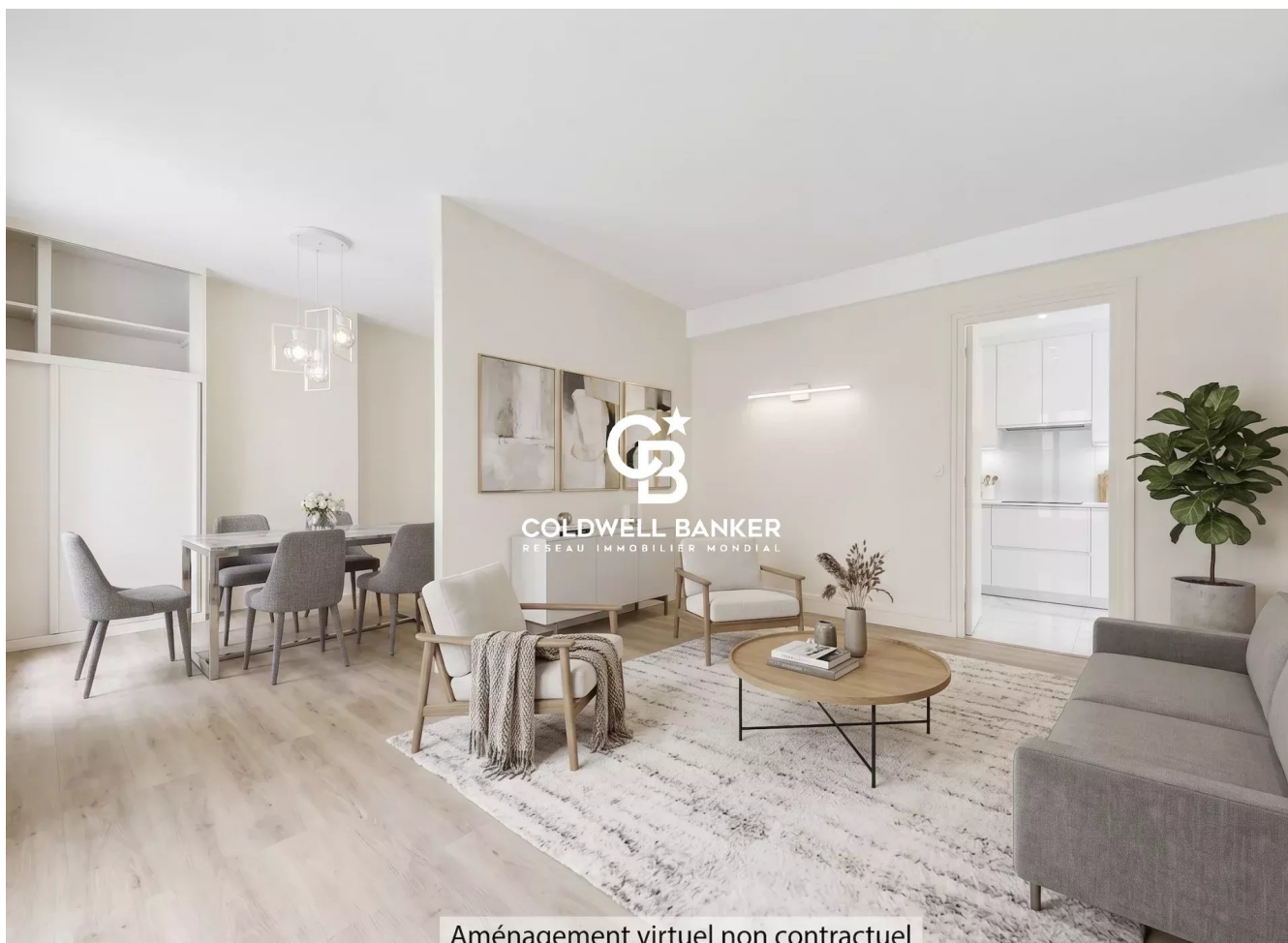


Appartement Paris 62 m²



SALE PRICE : 690 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in the heart of the 5th arrondissement, just steps from the Panthéon, this charming three-room apartment enjoys a prime setting on a quiet and picturesque street. Offering generous volumes and strong renovation potential, it provides the perfect canvas for a wide range of layout possibilities. This rare opportunity lies within one of the Left Bank's most iconic neighborhoods, often described as a true "village in Paris," while remaining in immediate proximity to shops, public transport, schools, and cultural landmarks.

Ideal as a primary residence, a pied-à-terre, or a long-term investment.

Sale price: € 690 000 (including 5% agency fees payable by the buyer),
i.e. € 34 500 in agency fees.

Net seller price (excluding fees): €655 500

Number of main lots in the condominium: 36

Annual charges: €2,952

Energy rating: E

Estimated annual energy costs: between € 1390 and € 1890

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

www.georisques.gouv.fr

FEATURES

Property type:	Appartement	Area:	62.62 m ²	Elevator:	Oui
Number of rooms:	3 rooms	Number of bedrooms:	1 bedroom		

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): D 236

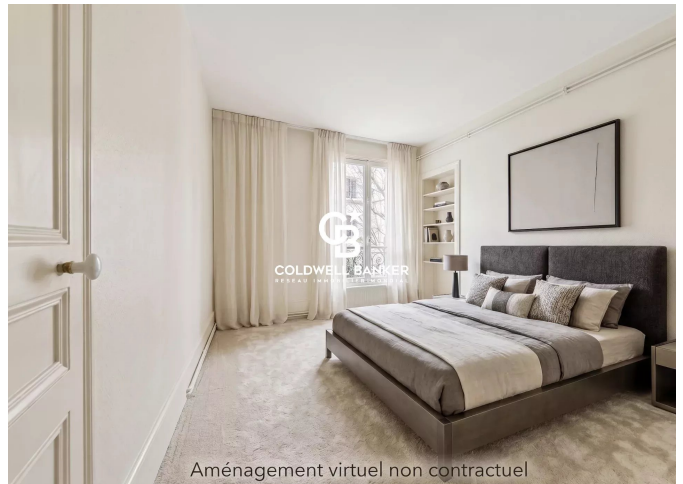
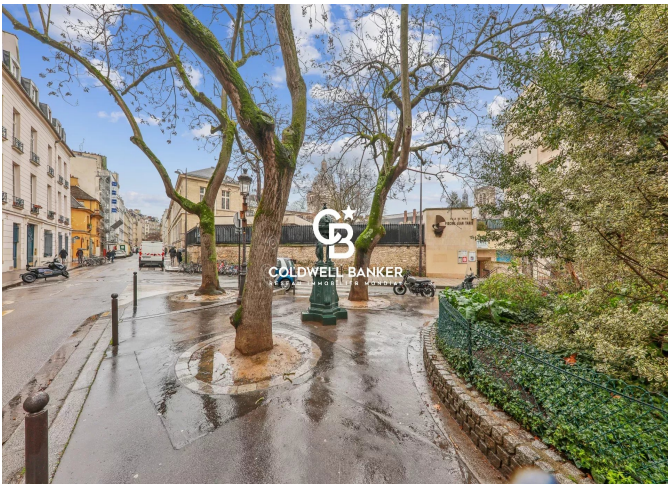
Greenhouse gas emissions (GHG) index: E 51



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Aménagement virtuel non contractuel



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