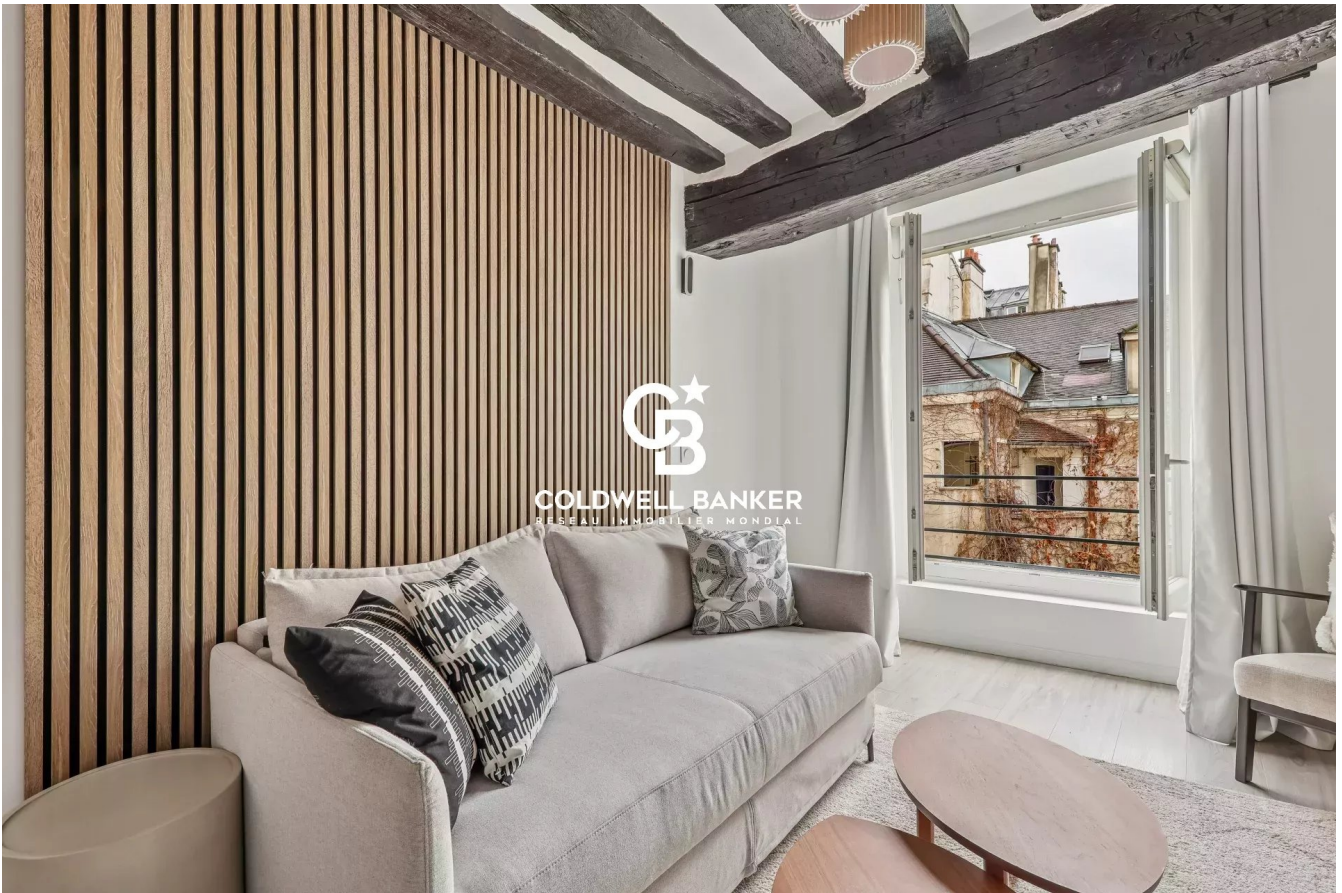


Appartement Paris 22 m<sup>2</sup>

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SALE PRICE : 395 000 €

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

EXCLUSIVITY

## DESCRIPTION

Coldwell Banker Paris is pleased to present this fully renovated studio apartment, located on a high floor in the heart of the sought-after Saint-Sulpice district.

From the entrance, you will find a dedicated office area and ample practical storage.

The spacious living room, both warm and comfortable, combines modern finishes with period charm, highlighted by beautiful exposed beams.

The open-plan kitchen is fully fitted and equipped and includes a dining area.

The apartment also features a bright and attractive shower room.

Set within a quiet and secure condominium, this property offers both peace and convenience, with immediate access to shops and public transport, in the historic Saint-Sulpice neighborhood.

There is an option to acquire an additional 25,27 sqm through the purchase of a second apartment located on the same landing.

Sale price: €395,000 (agency fees payable by the seller)

Annual service charges: €898.36

Number of main lots: 25

Energy rating: C

Estimated annual energy costs: between €420 and €620

“Information regarding the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

## FEATURES

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Property type:	Appartement	Area:	22.92 m <sup>2</sup>	Number of units:	25
Number of rooms:	1 room				

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Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

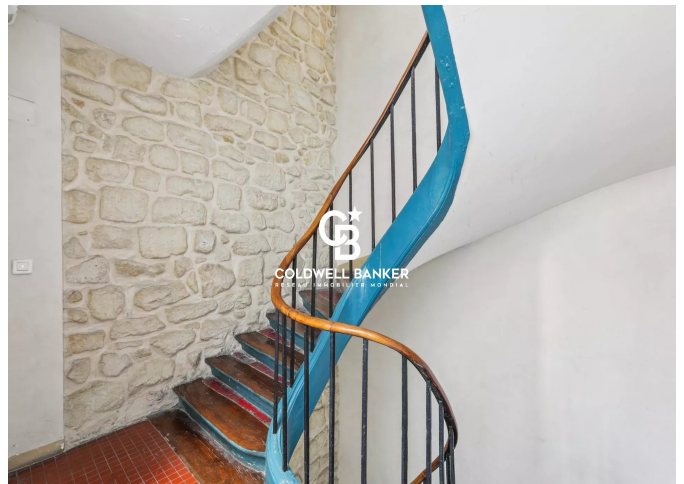
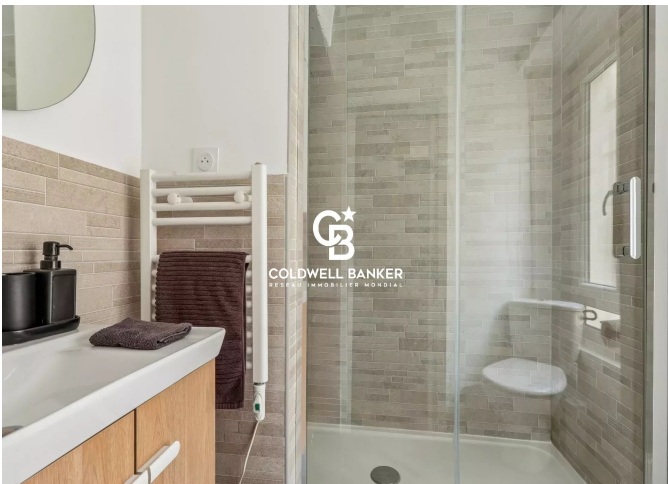
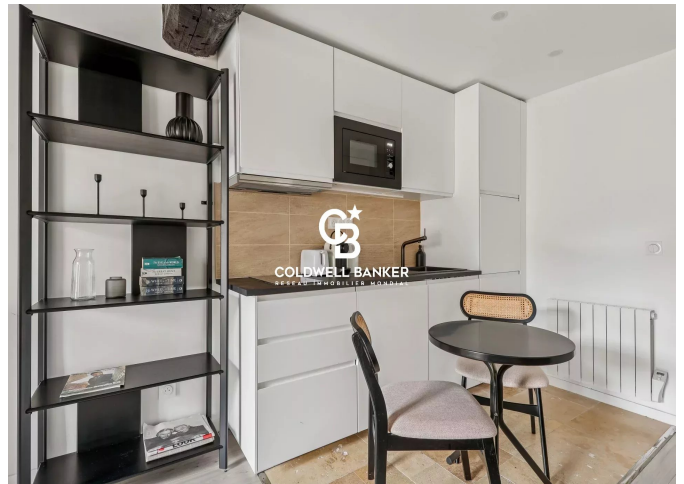
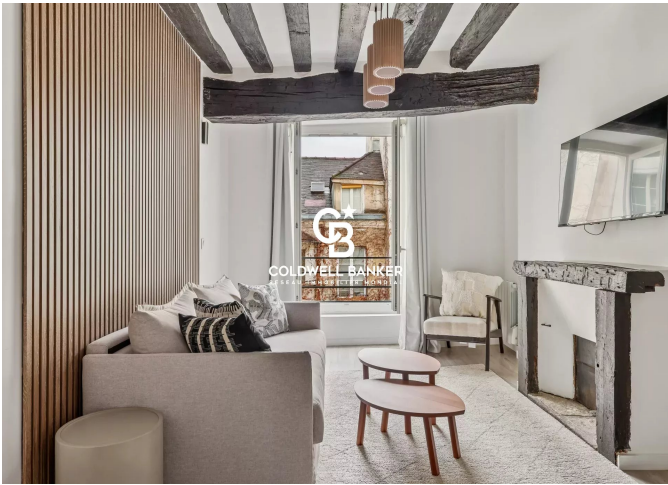
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 160

Greenhouse gas emissions (GHG) index: A 5



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



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