

Appartement Paris 38 m<sup>2</sup>

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SALE PRICE : 595 000 €

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## DESCRIPTION

Located in the highly sought-after Rue du Bac and Rue de Verneuil area, in the prestigious 7th arrondissement of Paris, this charming apartment represents an ideal Parisian pied-à-terre or a quality heritage investment.

Set within a beautifully maintained 18th-century building, the apartment immediately captivates with its authenticity and warm atmosphere. Nestled in one of the capital's most elegant and desirable neighborhoods, it enjoys an exceptional setting, just moments from renowned art galleries, gourmet food shops, the iconic cafés of Saint-Germain-des-Prés, and the banks of the Seine.

The apartment offers a harmonious and functional layout. The entrance leads to a fitted and equipped kitchen designed for comfortable everyday living. The bright and welcoming living room benefits from abundant natural light, highlighting the original features and exposed beams, true reminders of the property's historic character.

The comfortable bedroom is complemented by a bathroom with a bathtub, providing a pleasant and functional space.

The property successfully combines the charm of period architecture with modern comfort. The exposed beams, balanced proportions, and bright interiors give this apartment a unique character, highly sought after in this emblematic Left Bank location.

This discreet address will appeal to those wishing to enjoy the Parisian lifestyle at its finest, combining elegance, history, and exceptional quality of life.

Sale price: €595,000 (fees payable by the seller)

Number of main units in the co-ownership: 12

Annual charges: €1,856

Energy rating: E

Estimated annual energy costs: between €1,060 and €1,460 per year.

“The information about 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:	38.52 m <sup>2</sup>	Number of rooms:	2 rooms
Number of bedrooms:	1 bedroom				

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 317

Greenhouse gas emissions (GHG) index: B 10



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