

Appartement Paris 45 m<sup>2</sup>

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SALE PRICE : 690 000 €

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## DESCRIPTION

Quiet two-room on Carré Rive Gauche

Coldwell Banker Paris offers this charming 4th-floor apartment in a prestigious early 19th-century building in the sought-after neighborhood Carré des Antiquaires.

The property offers two rooms opening entirely onto a courtyard. With no loss of space, it comprises a separate furnished and equipped kitchen, a living room and a bedroom with storage space. A shower room adjoins the bedroom.

Ideally located in a very quiet area, this property is an ideal choice for a pied-à-terre or a high-potential investment in one of Paris' best neighborhoods.

Price: €690,000 (Fees payable by seller)

Annual Expenses: €2,780

Number of main lots: 27

Energy Class: G

Annual energy costs between €1,950 and €2,670

"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)

## FEATURES

Property type:	Appartement	Area:	45.01 m <sup>2</sup>	Property tax:	€888.00
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

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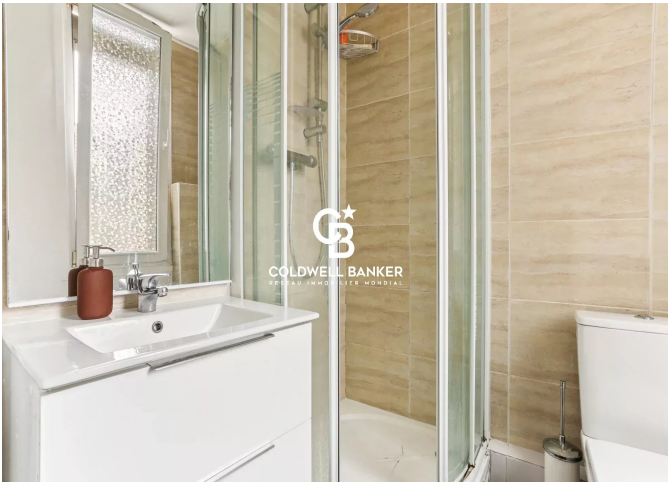
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 522

Greenhouse gas emissions (GHG) index: F 98



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