

Appartement Paris 85 m²



SALE PRICE : 1 547 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Paris 75007 – In the heart of one of the most sought-after districts of the capital, within an elegant Haussmannian building with a concierge, this dual-aspect apartment immediately captivates with its brightness, generous volumes, and peaceful atmosphere.

From the moment you enter, a welcoming entrance hall gracefully distributes the living spaces. The double living room and dining area, facing southwest, enjoys optimal sunlight throughout the day and opens onto completely unobstructed views, with no overlooking neighbors, over a charming tree-lined courtyard. This reception space, both elegant and inviting, provides an ideal setting for entertaining or relaxing.

The kitchen, fully fitted and equipped, is designed as a true living space with a pleasant dining area bathed in natural light, combining functionality with everyday comfort.

The night area, perfectly separated, includes two comfortable bedrooms with built-in storage, offering both calm and privacy. A bathroom completes the layout with understated elegance.

The apartment benefits from a highly desirable location, in immediate proximity to quality shops, renowned establishments, and public transport, while maintaining a calm and refined living environment, a rare feature in this sought-after Left Bank neighborhood.

A cellar and access to a bicycle storage room complete this property.

Asking price: €1,547,000 (fees payable by the seller)

Number of main lots in the co-ownership: 50

Annual charges: €3,000

Energy rating: E

Estimated annual energy costs: between €1,423 and €1,925

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:	85.66 m ²	Elevator:	Oui
Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms		

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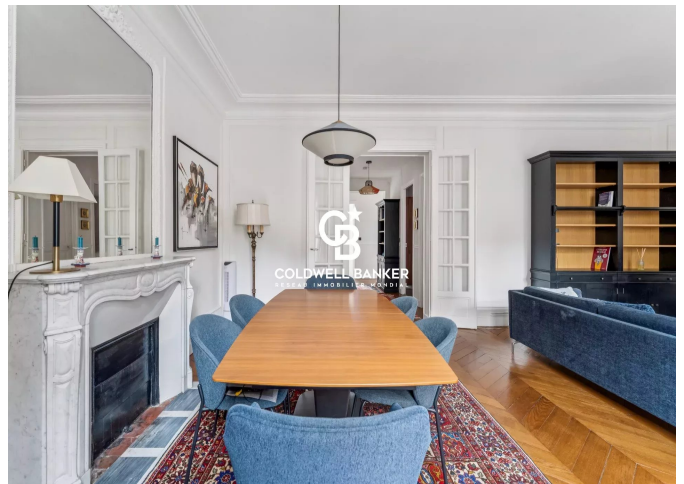
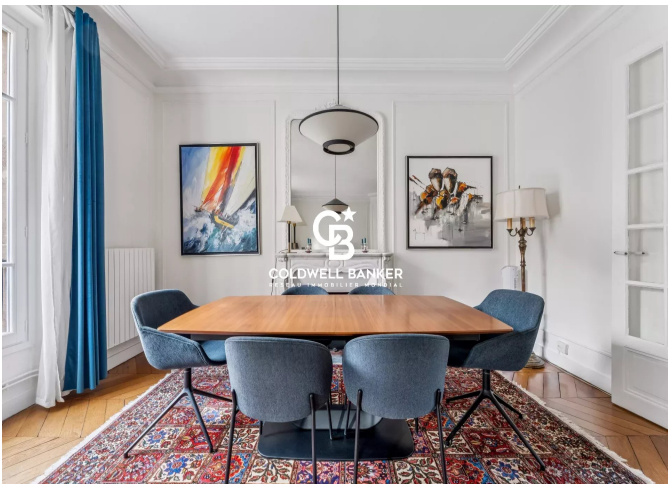
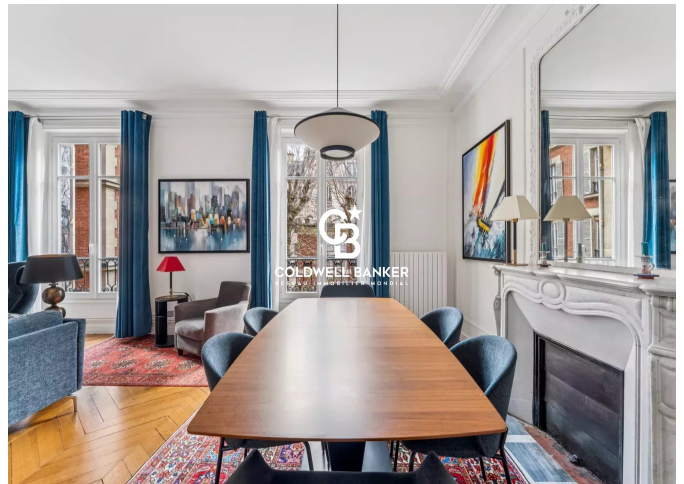
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 250

Greenhouse gas emissions (GHG) index: E 54



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