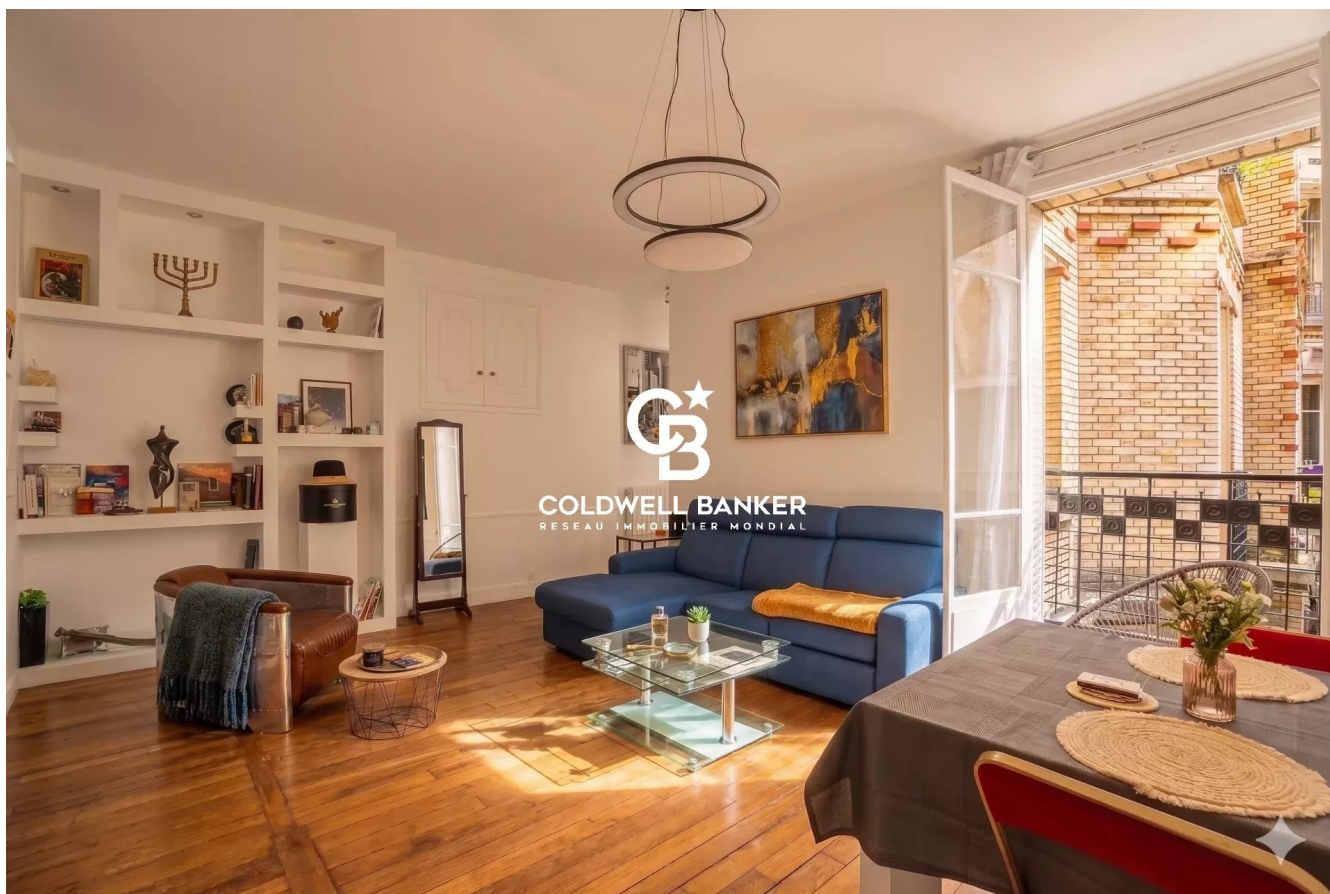


Appartement Paris 51 m²



SALE PRICE : 532 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

In the Philippe-Auguste district, close to Nation and the Charonne area, discover this beautiful one-bedroom apartment, fully renovated, set in a lively environment while offering absolute calm inside.

Located in a charming, well-maintained period building, this apartment stands out for its character, featuring original moldings and high ceilings.

It comprises a pleasant living area, a comfortable bedroom, as well as a modern kitchen and shower room.

A bicycle storage room is available in the building.

A cellar completes this property.

Sale price: €559,000 (agency fees paid by the seller)

Energy rating: E

Condominium: 67 main units

Average annual charges: €3,100

Estimated annual energy costs: €1,095 and €1,490

Information on potential risks affecting this property is available on the Géorisques website:

www.georisques.gouv.fr

FEATURES

Property type:	Appartement	Area:	51.06 m ²	Elevator:	Oui
Number of rooms:	2 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

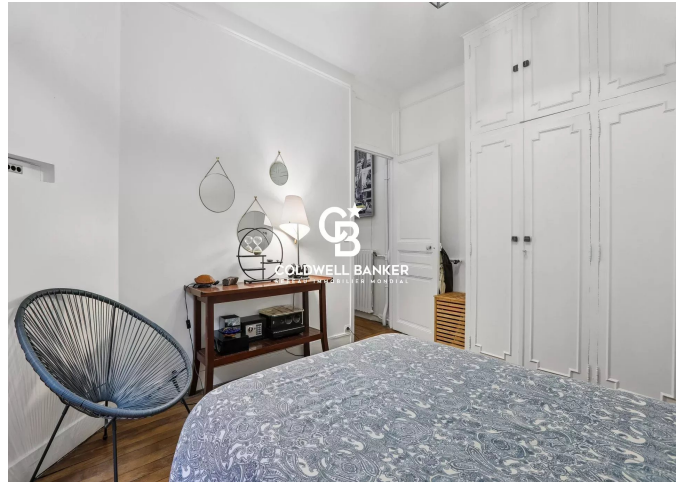
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 261

Greenhouse gas emissions (GHG) index: E 57



COLDWELL BANKER
EUROPA REALTY



8 rue Lamennais
France, 75008, Paris



PHONE : +33183535353
prestige@coldwellbanker.fr