

Appartement Paris 42 m²



SALE PRICE : 550 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Located on the fourth floor of a beautiful period building, this apartment offers a peaceful and luminous living environment. Benefiting from excellent exposure, it enjoys a constant, natural light that highlights the quality of its recent renovation.

Completely redesigned in 2023, the interior space has been optimized to combine the historic character of the building with the requirements of contemporary comfort. The layout has been meticulously planned to offer a fluid, functional, and harmonious atmosphere, ideal for a refined lifestyle.

The apartment is situated on a highly sought-after street in the Chaillot district. This prime location allows you to enjoy an authentic neighborhood lifestyle daily, highlighted by fine grocery stores, renowned gourmet food shops, and elegant boutiques. The area's cultural wealth is also a major asset: the Palais de Chaillot, the Musée Guimet, and the Palais Galliera, as well as the Trocadéro gardens, are just minutes from your door. Finally, the location is a model of convenience for your commute, thanks to the immediate proximity of the Victor Hugo and Kléber metro stations, ensuring quick and efficient access to the rest of the capital.

The property includes a cellar.

With its careful finishes, serene atmosphere, and first-rate address, this apartment represents a rare opportunity, whether for a private pied-à-terre or a long-term patrimonial investment.

For more information on the risks to which this property is exposed, please visit the Géorisques website: www.georisques.gouv.fr.

Coldwell Banker Alcapa Invest - SIREN 793 427 386.

Adeline NEHLIL - Real estate commercial agent - EI - RSAC No. 942 400 763.

FEATURES

Property type:	Appartement	Area:	42.5 m ²	Number of units:	49
Property tax:	€1.00	Number of rooms:	3 rooms	Number of bedrooms:	1 bedroom

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

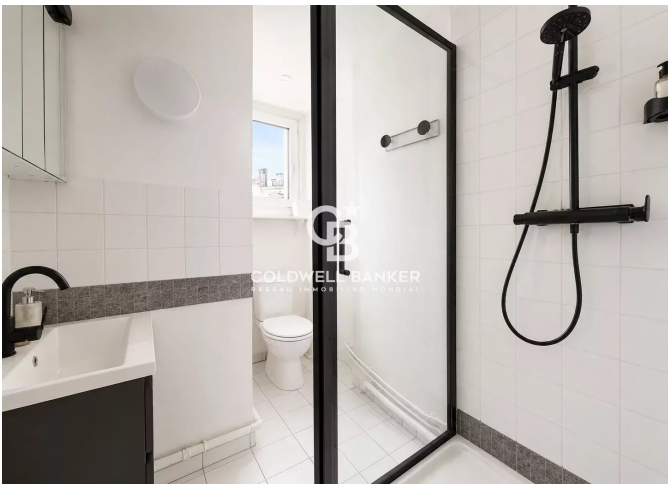
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 295

Greenhouse gas emissions (GHG) index: C 11



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