

Appartement Paris 47 m²



SALE PRICE : 773 800 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in the heart of the highly sought-after Victor Hugo neighborhood.

This 47 sq.m apartment (Loi Carrez) is situated on the 8th floor of a high-end condominium, benefiting from a caretaker service and a large internal garden.

Completely renovated last year and now air-conditioned, it offers a living environment of absolute comfort.

The 17.5 sq.m living room opens through large bay windows onto a 6 sq.m balcony. Facing due West, this outdoor space offers a bright, unobstructed view over greenery and the city of Paris.

The sleeping area features a comfortable and peaceful 14 sq.m bedroom. Every square meter of this floor plan has been optimally designed.

Technical amenities include double-glazed windows, a D-class energy rating (DPE), and collective heating via the Parisian urban heating network (CPCU).

An exceptional, private, and airy pied-à-terre, perfectly combining the prestige of the address, modern comfort, and open views.

For more information regarding 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 - Independent Real Estate Agent - EI - RSAC N° 942 400 763.

FEATURES

Property type:	Appartement	Area:	47.0 m ²	Elevator:	Oui
Number of rooms:	2 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

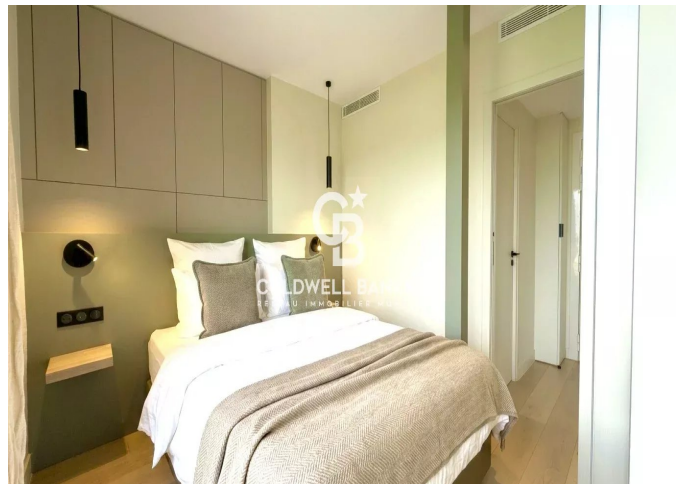
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 204

Greenhouse gas emissions (GHG) index: D 35



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