COLDWELL BANKER
EUROPA REALTY

Paris 61 m²



SALE PRICE : 1 250 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

In the highly sought-after Archives district, 150 metres from the Sébastien Froissard underground station and close to Rue de Turenne.
This unique property enjoys a prime Parisian location at the heart of the fashion and contemporary art scene.
Two shops distributed as follows, bathed in natural light thanks to their beautiful windows

Surface area: 61.55m² (39.48m² ground floor + 20m² basement)
Shop window: 5m and height 2.83m
Current rent: €90,000 including charges (1-year short-term lease ending in November 2026)

An exceptional property with multiple possibilities for use in the heart of the Marais district, except for restaurants.

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FEATURES

Property type:	Type de bien	Area:	61.07 m²	Property tax:	€1.00
Number of rooms:	2 rooms				

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): Blank -3

Greenhouse gas emissions (GHG) index: Blank -3

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