COLDWELL BANKER
EUROPA REALTY

Paris



SALE PRICE : 954 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Rare in the neighborhood! In the heart of Gros-Caillou, this commercial space offers generous volumes across two levels.
On the ground floor, it features a beautiful room of approximately 40 m², with an entrance equipped with a display window.
In the basement, a space of approximately 60 m² includes a meeting room, an office, and a large area currently used as an archive room.
All activities are possible, except for catering.
Selling price: €895,000 (fees payable by the vendor)
Number of main lots in co-ownership : 20
Annual service charges: €3,724.00
Energy class : D

"Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr "

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FEATURES

Property type:	Type de bien	Elevator:	Oui	Number of units:	20
Number of rooms:	6 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 238

Greenhouse gas emissions (GHG) index: B 6

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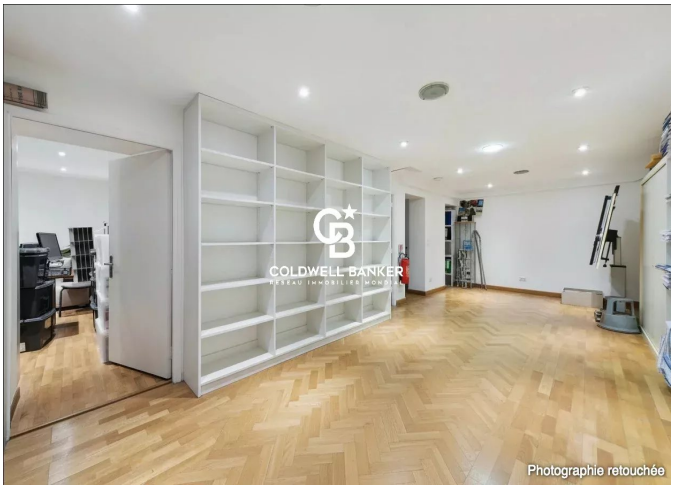

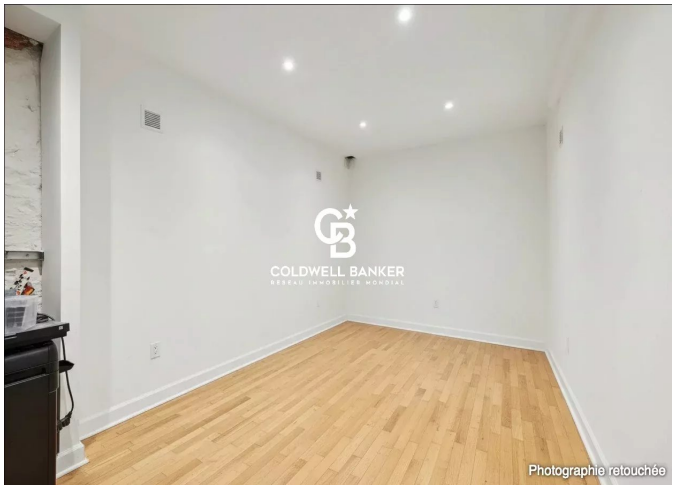

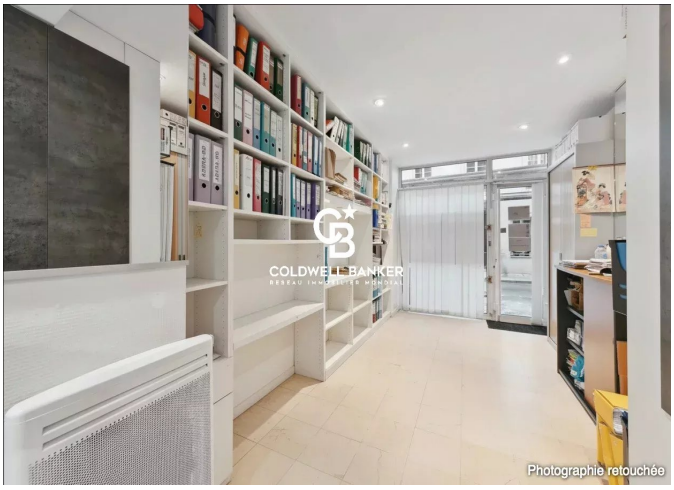





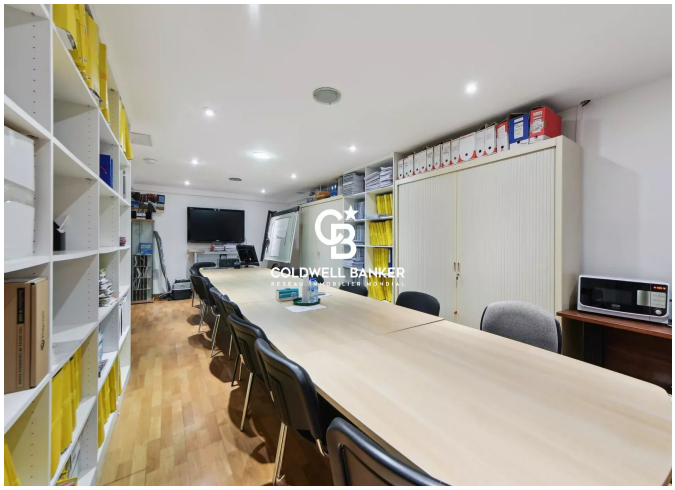

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