COLDWELL BANKER
EUROPA REALTY

House Paris 349 m²



SALE PRICE : 6 500 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Paris presents this distinguished residence for sale on a confidential basis in Saint-Thomas-d'Aquin, one of the most sought-after neighbourhoods in Paris's 7th arrondissement. Close to the Seine and Saint-Germain-des-Prés, the property is within walking distance of the Left Bank's galleries, bookshops and cafés.

Arranged over several levels, the residence combines architectural character with the elegance of a contemporary renovation. A striking staircase connects the floors and is a distinctive feature of the home. A lift also serves the different levels.

Three generously proportioned reception rooms form the heart of the home, offering space for both larger gatherings and quieter moments. The understated renovation highlights the proportions of the rooms and allows each to take on its own character.

The residence offers several comfortable bedrooms with their own bathrooms. A private cinema room is ideal for screenings with family or friends, while a dedicated spa area offers a place to unwind. A cellar completes the property.

Full documentation available on request.

Asking price €6,500,000
Agency fees payable by the seller.
The property is not subject to co-ownership rules.
Energy performance rating (DPE) G.

Information on the risks to which this property is exposed is available on the Géorisques website.

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FEATURES

Property type:	House	Area:	349.54 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	7 rooms	Number of bedrooms:	3 bedrooms

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): G 450

Greenhouse gas emissions (GHG) index: G 100

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