COLDWELL BANKER
EUROPA REALTY

Apartment Paris 251 m²



SALE PRICE : 7 950 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Paris 7th arrondissement – Coldwell Banker Paris presents an exceptional apartment on a high floor of a remarkable building with elegant communal areas, at one of the most sought-after addresses in the Champ-de-Mars district, offering spectacular views of the Eiffel Tower and Paris.

This outstanding property represents a rare opportunity, combining breathtaking views, remarkable natural light, absolute tranquillity, generous proportions and architectural quality befitting its prestigious address.

Occupying the entire floor, with a dual aspect and an abundance of natural light, the apartment features a continuous balcony overlooking the Eiffel Tower and the Champ-de-Mars.

The beautifully designed layout centres around an elegant entrance gallery leading to a double reception room and a dining room, both enjoying exceptional views. The spacious principal suite shares this unique outlook and includes its own bathroom, toilet and dressing room.
A large, fully equipped kitchen complements the reception areas. The sleeping accommodation includes three additional bedrooms, with two en suite, alongside a study and ample storage.

A cellar, three staff rooms and a parking space complete this rare property. An additional staff room and a second parking space are available separately.

A discreet and rare offering, combining a privileged location, quality finishes and iconic views of Paris for a truly unique Parisian living experience.

Sale price: €7,950,000 (agency fees payable by the seller)
Annual service charges: Not provided
Number of principal units in the co-ownership: 41
Energy rating: C
Estimated annual energy costs: €3,460–€4,760

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

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	251.62 m²	Elevator:	Oui
Number of units:	41	Number of rooms:	8 rooms	Number of bedrooms:	4 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): C 162

Greenhouse gas emissions (GHG) index: C 27

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

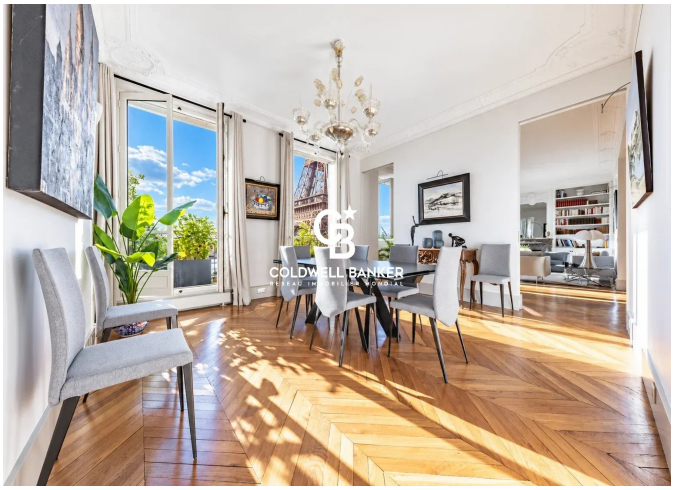
COLDWELL BANKER
EUROPA REALTY













8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr