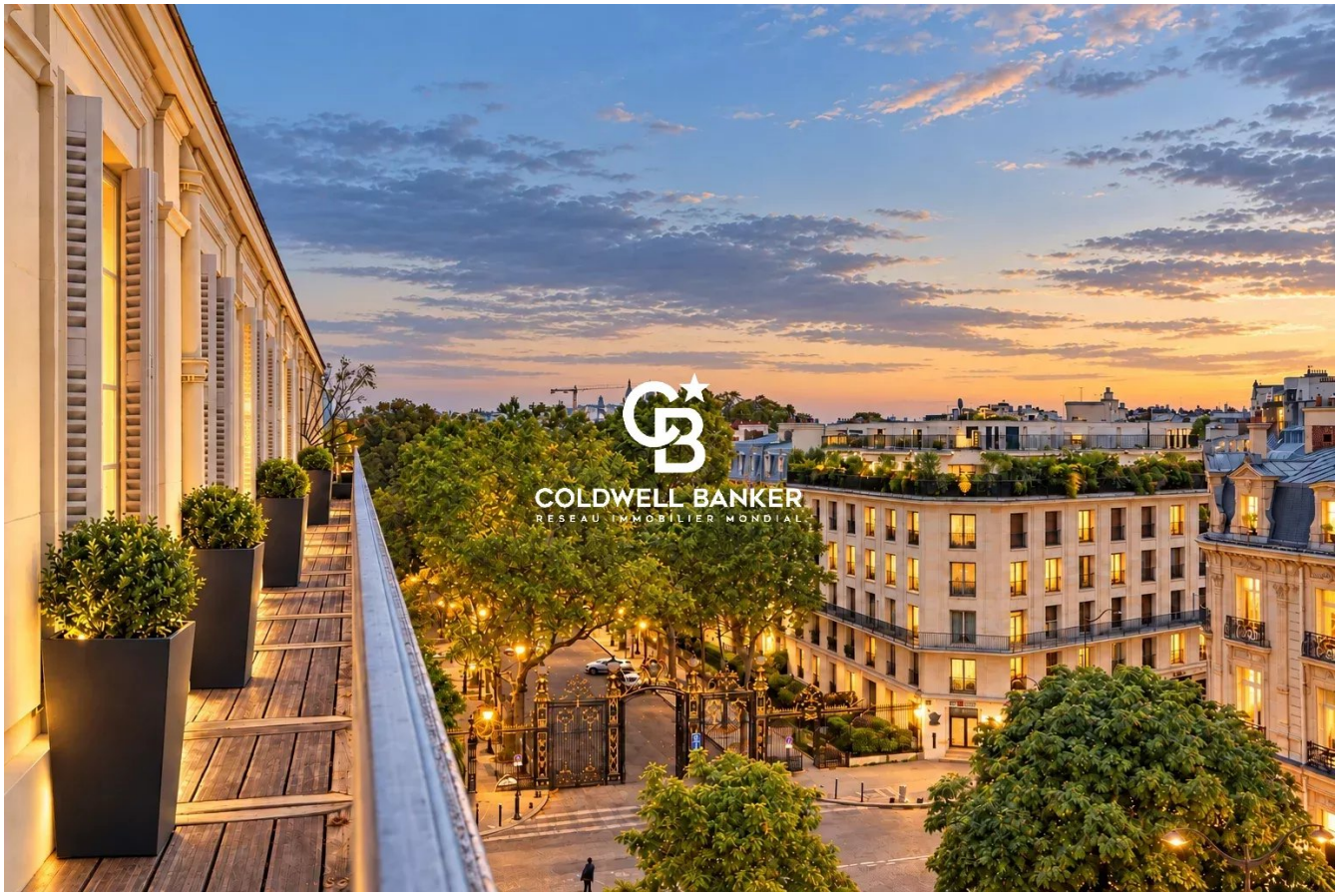
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 473 m²



SALE PRICE : 11 900 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Just moments from Parc Monceau, in a prestigious period building with particularly elegant common areas, this exceptional property, occupying its own private landing and situated on a high floor, enjoys a prime location in the heart of Paris's 8th arrondissement.

Surrounded by continuous balconies, the apartment is distinguished by its abundant natural light, open views, remarkable volumes and the quality of its appointments. It features generous reception areas, a spacious eat-in kitchen and 5 to 6 bedrooms.

Designed to combine family comfort with the art of entertaining, the property also offers dedicated leisure and wellness spaces, including a home cinema, a fitness room and a sauna.

The apartment elegantly blends the charm and architectural features of a period property with contemporary comforts. Air conditioning, double glazing and sound insulation ensure optimal comfort, while the property is presented in excellent overall condition.

Two underground parking spaces complete this exceptional offering—an especially rare and valuable asset in this sought-after neighbourhood.

With its exceptional proportions, abundant natural light, versatile layout and highly desirable location, this property offers an outstanding living environment, perfectly suited to both family life and entertaining. It is ideally located just steps from Parc Monceau, local shops and some of the area's most sought-after schools, including a renowned international school.

A rare Parisian address combining elegance, comfort and an exceptional quality of life in one of the most coveted neighbourhoods of the 8th arrondissement.

Sale price: €11,900,000 (agency fees payable by the seller)
Average annual service charges: € 23,700
Condominium: 187 main lots
Energy performance rating (DPE): Class E
Estimated annual energy costs: between €9,910 and €13,450

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

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FEATURES

Property type:	Apartment	Area:	473.05 m²	Elevator:	Oui
Number of units:	187	Number of rooms:	11 rooms	Number of bedrooms:	6 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 261

Greenhouse gas emissions (GHG) index: E 58

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