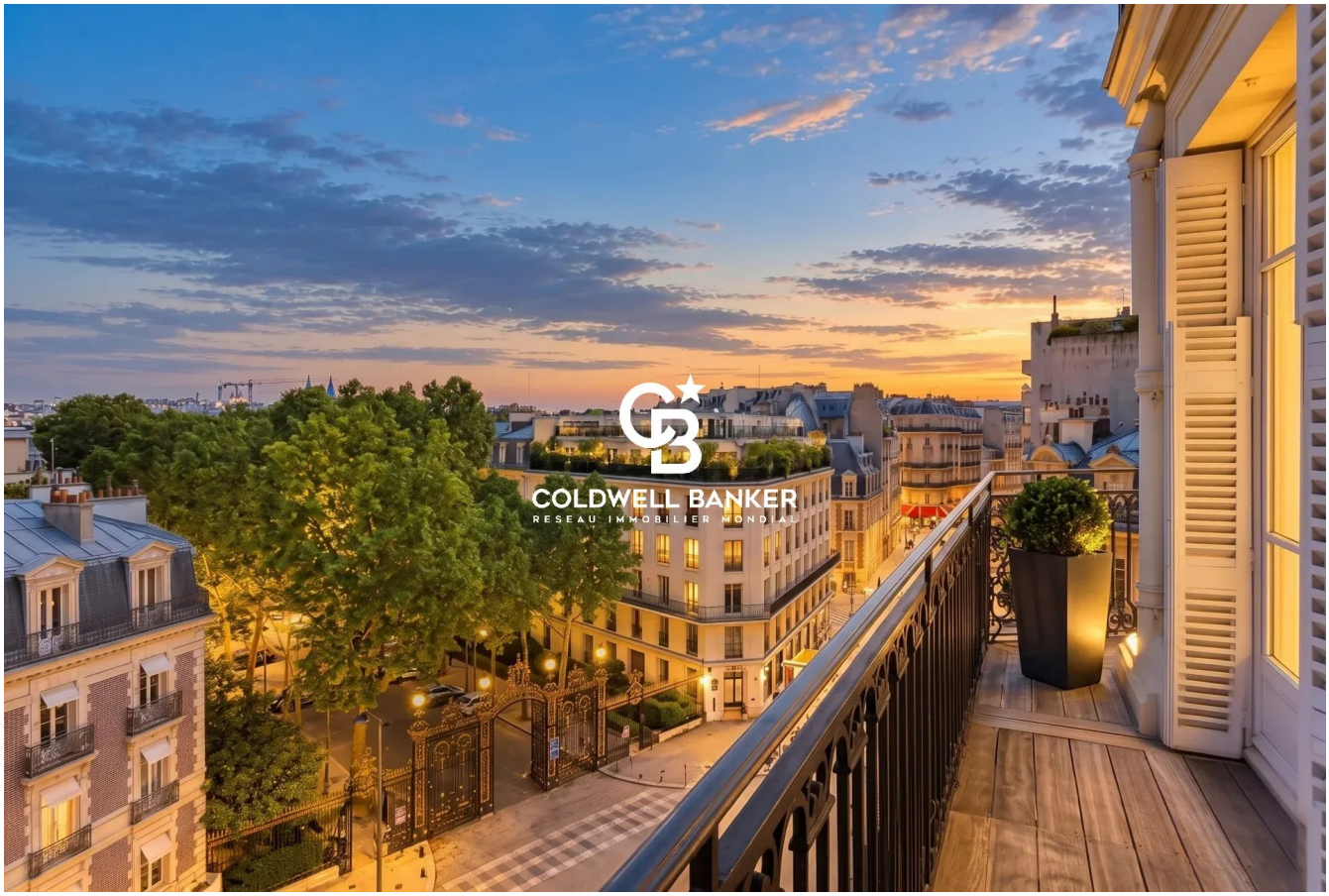
COLDWELL BANKER
EUROPA REALTY

Apartment Paris



SALE PRICE : 15 900 000 €

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8 rue Lamennais
France, 75008, Paris

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prestige@coldwellbanker.fr

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DESCRIPTION

Just steps from Parc Monceau, within a prestigious building with remarkable communal areas, this property of over 700 sq m, occupying the entire floor and located on an upper floor, offers an exceptional living environment in the heart of the 8th arrondissement.

Surrounded by continuous balconies, the apartment stands out for its abundant natural light, unobstructed views, generous proportions, and exceptionally rare amenities. It features vast reception areas, a large eat-in kitchen, numerous bedrooms, as well as dedicated spaces for a cinema, fitness, and relaxation, including a sauna.

The property elegantly combines the character of a period residence with contemporary comfort, including air conditioning, double glazing, and sound insulation, and is in excellent overall condition.

Four underground parking spaces complete the property, providing a particularly sought-after level of convenience in this prestigious neighborhood.

Thanks to its prime location, exceptional size, and layout designed both for family living and entertaining, this property represents a truly rare opportunity in Paris, immediately adjacent to Parc Monceau and close to shops and some of the most sought-after schools, including a renowned international school.

A rare, bright, and elegant property offering an exceptional lifestyle in the heart of the 8th arrondissement.

Sale price: €15,900,000 (agency fees payable by the seller)
Average annual service charges: €34,800
Condominium: 187 main lots
Energy performance rating (DPE): Class E
Estimated annual energy costs: between €13,820 and €18,740

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

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FEATURES

Property type:	Apartment	Elevator:	Oui	Number of units:	187
Number of rooms:	17 rooms	Number of bedrooms:	10 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): E 261

Greenhouse gas emissions (GHG) index: E 58

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