COLDWELL BANKER
EUROPA REALTY

Apartment Paris 183 m²



SALE PRICE : 2 400 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

PARIS 8TH DISTRICT — JUST STEPS FROM THE CHAMPS-ÉLYSÉES

Located within a magnificent high-end Haussmannian building in the heart of Paris' prestigious 8th arrondissement, this elegant 183 sqm apartment embodies timeless Parisian charm and refined proportions.

From the moment you enter the building, its exceptional character is revealed through a majestic carved wooden staircase, stunning original stained-glass windows, elegant common areas, and the presence of a concierge.

Currently fitted as office space, the property offers outstanding potential to be transformed back into a luxurious reception apartment, combining prestige, elegance, and the finest Parisian lifestyle.

Flooded with natural light through its large windows, the apartment boasts impressive ceiling heights and superb period features, including original parquet flooring, marble fireplaces, and refined Haussmannian architectural details.

The generous reception areas and harmonious layout create an elegant and comfortable living environment in one of Paris' most sought-after neighborhoods.

A rare and prestigious address just moments from the Champs-Élysées, ideal as a primary residence, exceptional pied-à-terre, or premium investment opportunity.

Sale price: €2,400,000
(Agency fees payable by the seller)

Co-ownership: 31 main lots
Estimated annual charges: €8,606

Energy rating (DPE): F

Estimated annual energy costs (approximate): between €11,820 and €16,040 per year.

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

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FEATURES

Property type:	Apartment	Area:	183.0 m²	Elevator:	Oui

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 243

Greenhouse gas emissions (GHG) index: F 71

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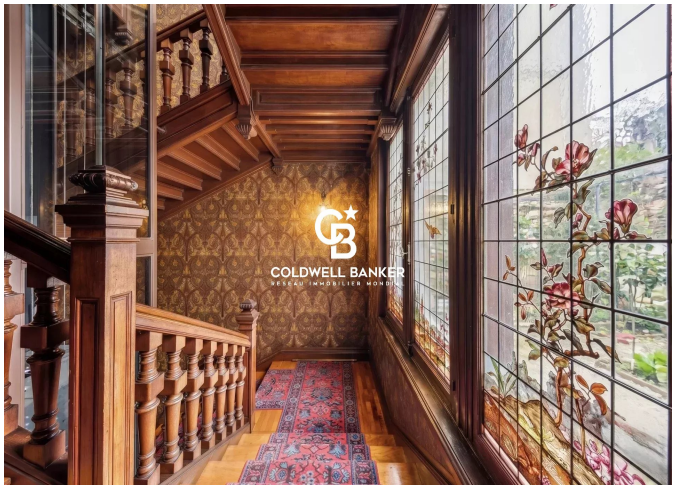





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