COLDWELL BANKER
EUROPA REALTY

Apartment Paris 190 m²



SALE PRICE : 5 500 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris 8th – Between Parc Monceau and Place de l'Étoile, on one of the most elegant Parisian avenues, this exceptional apartment is set within a prestigious Haussmannian building featuring remarkable common areas, embodying the refinement and grandeur of classic Parisian architecture. The presence of a day-time concierge and high-quality amenities ensure comfort and security on a daily basis.

Located on a high floor with elevator access, the apartment enjoys absolute tranquility thanks to its outlook onto a beautiful tree-lined courtyard, a true green haven in the heart of the capital. From the moment you enter, an elegant gallery gracefully distributes the reception areas, enhancing the generous volumes and period charm.

The light-filled double living room opens onto a magnificent dining room adorned with wall frescoes, creating a unique and refined atmosphere. Nearby, the kitchen, ideally positioned close to the dining room, offers optimal convenience for entertaining.

The sleeping area includes a spacious and quiet master bedroom with its en-suite bathroom and custom-made dressing room. A second bedroom, with its own shower room, completes the layout with elegance and functionality.

The apartment is distinguished by its authenticity and beautifully preserved period features: high ceilings, delicate moldings, original parquet flooring in excellent condition, and fireplaces in every room, all reflecting the timeless charm of grand Parisian residences.

A rare property combining a prestigious address, absolute tranquility, and classic elegance—ideal for those seeking the finest Parisian lifestyle.

Sale price: €5,500,000 (fees payable by the seller)
Number of main lots in the co-ownership: 84 main lots
Annual charges: €8,414
Energy rating: D/C
Estimated annual energy costs: between €3,360 and €4,550 per year

“Information on the 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:	190.76 m²	Elevator:	Oui
Number of units:	110	Number of rooms:	5 rooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 206

Greenhouse gas emissions (GHG) index: C 23

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