COLDWELL BANKER
EUROPA REALTY

Apartment Paris 215 m²



SALE PRICE : 2 750 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

PARIS 8TH DISTRICT — HAUSSMANNIAN ELEGANCE NEAR THE CHAMPS-ÉLYSÉES

Set within a superb high-end Haussmannian building in the heart of Paris' prestigious 8th arrondissement, this remarkable 215 sqm apartment offers a rare lifestyle opportunity combining Parisian elegance with strong value-enhancement potential.

The building immediately impresses with its outstanding features, including a magnificent carved wooden staircase, period stained-glass windows, refined common areas, and the presence of a concierge.

Currently arranged as office space, the property offers exceptional potential to be transformed back into a prestigious reception apartment, fully showcasing the elegance and nobility of classic Haussmannian architecture.

The apartment benefits from generous volumes, beautiful natural light, and impressive ceiling heights. Its preserved period features — original parquet flooring, marble fireplaces, and decorative moldings — beautifully reflect the character of the property.

Its current layout also offers the possibility of being divided into two separate units, creating an especially attractive opportunity for investors or long-term asset optimization.

A private and prestigious address just a few steps from the iconic Champs-Élysées avenue.

Sale price: €2,750,000 (Agency fees payable by the seller)

Co-ownership: 31 main lots
Estimated annual charges: €10,111

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:	215.0 m²	Elevator:	Oui
Number of units:	31	Number of rooms:	7 rooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 243

Greenhouse gas emissions (GHG) index: F 71

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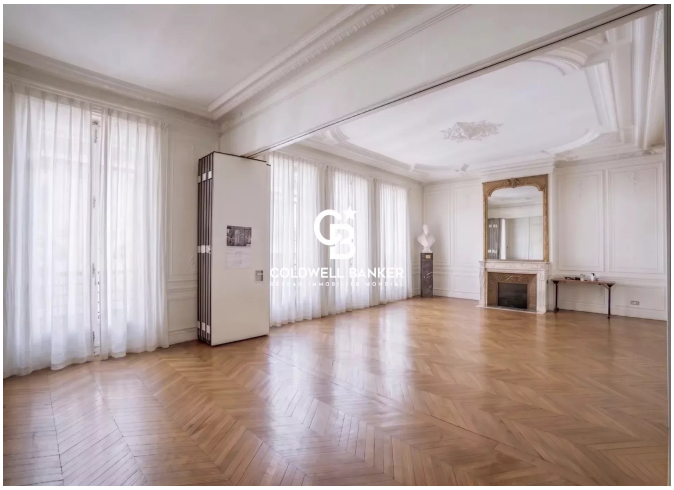

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