COLDWELL BANKER
EUROPA REALTY

Apartment Paris 404 m²



SALE PRICE : 4 895 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Located within a magnificent high-end Haussmannian building in the heart of Paris' prestigious 8th arrondissement, this exceptional apartment spanning over 400 sqm embodies the timeless elegance of the finest Parisian addresses.

From the moment you enter the building, its charm is immediately captivating: a majestic carved wooden staircase, stunning original stained-glass windows, refined common areas, and the presence of a concierge all reflect the truly exceptional character of this prestigious residence.

The apartment offers spectacular volumes and outstanding value-enhancement potential. With the possibility of creating two independent luxury apartments, this property represents a rare opportunity for discerning clients as well as seasoned investors.

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 property boasts remarkable ceiling heights and features 12 generously proportioned rooms, including vast reception areas, original parquet flooring, and magnificent carved wood and marble fireplaces that beautifully highlight the nobility of classic Haussmannian architecture.

A rare, private, and prestigious address offering an incomparable lifestyle just moments away from one of the world's most iconic avenues.

Sale price: €4,895,000
(Agency fees payable by the seller)

Co-ownership: 31 main lots
Annual charges: €19,000

Energy rating (DPE): F

Estimated annual energy costs: 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:	404.0 m²	Elevator:	Oui
Number of units:	31	Property tax:	€11.00	Number of rooms:	12 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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