COLDWELL BANKER
EUROPA REALTY

Apartment Paris 100 m²







SALE PRICE : 2 330 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

BETWEEN AVENUE MONTAIGNE AND THE ARC DE TRIOMPHE – PARISIAN ELEGANCE

Between Avenue Montaigne and the Arc de Triomphe, this apartment enjoys a setting that embodies the elegance of Paris. Renowned restaurants, luxury boutiques and five-star hotels are just steps away, making this prestigious neighbourhood an ideal base for Fashion Weeks and the capital's major events.

Set within a prestigious building, this peaceful residence offers an intimate atmosphere reminiscent of a private hotel suite. The meticulously curated décor features furniture and decorative pieces sourced specifically for the apartment, paying tribute to the refinement of historic French interiors.

The spacious living room of over 40 sq m impresses with ceilings reaching almost four metres, a majestic fireplace and remarkable proportions. Every detail contributes to a harmonious space, equally inviting for entertaining and everyday living.

The bedroom, seamlessly integrated into the reception area, features a bespoke dressing room. Clad in rare marble, the bathroom includes both a bathtub and a walk-in shower. A separate, modern and fully equipped kitchen completes the property.

Sold fully furnished, the apartment offers a complete, carefully considered interior where contemporary comfort meets the charm of grand Parisian residences.

A rare pied-à-terre for those who appreciate elegance, at an address combining discretion and the Parisian art of living.

Asking price: €2,330,000 (agency fees payable by the seller, furniture included)
Co-ownership: 8 principal units
Annual building charges: €4,376
Energy performance rating: D
Estimated annual energy costs: between €1,980 and €2,720.

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:	100.45 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	3 rooms	Number of bedrooms:	1 bedroom

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ENERGY PERFORMANCE DIAGNOSIS

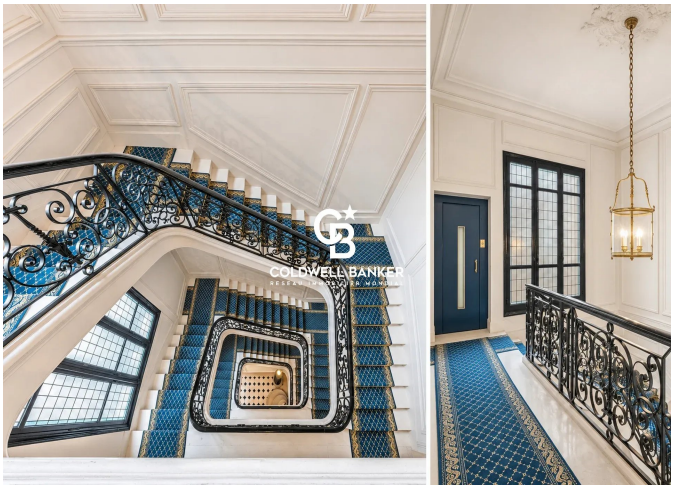
Energy performance diagnosis (EPD): D 221

Greenhouse gas emissions (GHG) index: D 48

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