COLDWELL BANKER
EUROPA REALTY

Apartment Paris 210 m²



SALE PRICE : 3 388 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Ideally located in the sought-after Trocadéro-Eiffel Tower district, this family and reception apartment exudes Haussmannian elegance.

On the noble floor of a prestigious cut-stone building, this apartment embodies Parisian prestige thanks to its original architectural details and beautiful solid oak herringbone parquet flooring.

From the moment you enter, the frescoes and moldings are enhanced by the room's abundant natural light.

The spacious living room, bordered by a wide balcony, offers a warm and inviting space with a beautiful marble fireplace. Adjoining it, the dining room is flooded with light thanks to its large, modern bay window overlooking the courtyard.

A kitchen with a dining area and a laundry room complete this reception space, offering even greater functionality and conviviality.

The apartment's harmonious layout includes three beautiful bedrooms, each with its own bathroom, including a master suite with a dressing room. An office and a fourth bedroom, which could also serves as a triple living room, complete the apartment's ideal layout.

Includes a double cellar in the basement, with a reinforced door.

Ideally located, close to all shops and public transport.

Selling price: €3,388,000 (Seller's fees included)
Annual charges: €9,600
Number of main units: 20
Energy rating: D
Annual energy costs: between €3,480 and €4,760

"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:	210.02 m²	Elevator:	Oui
Number of units:	31	Property tax:	€4.00	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 204

Greenhouse gas emissions (GHG) index: D 37

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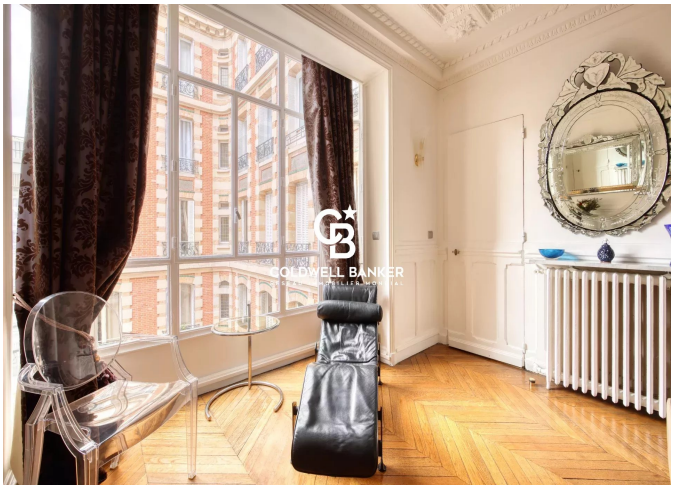



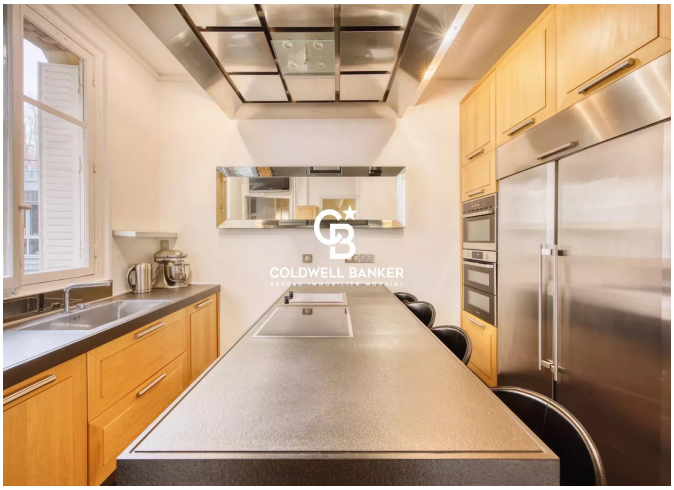

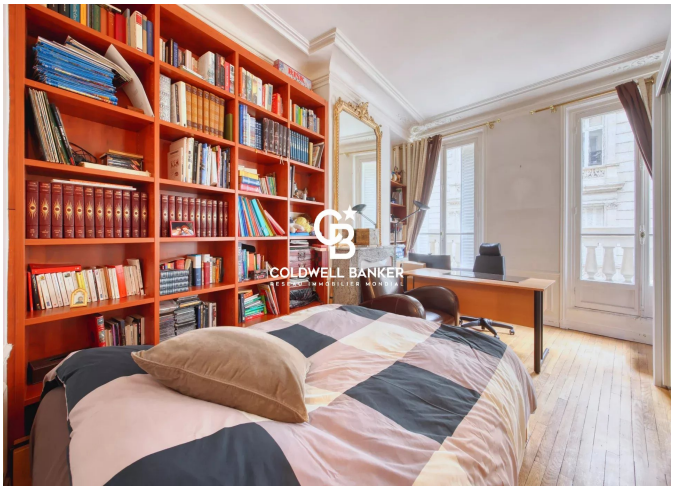

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