COLDWELL BANKER
EUROPA REALTY

Apartment Paris 283 m²



SALE PRICE : 4 900 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Sheltered from view, in the heart of one of the most discreet and sought-after locations in the 16th arrondissement, this exceptional apartment embodies a certain vision of Parisian luxury—understated, timeless, and resolutely elegant.

Occupying the entire floor of a prestigious Haussmannian building with remarkable common areas, the property offers generous volumes, impressive ceiling height, and abundant natural light enhanced by its corner position.

The entrance gallery leads to a double reception room, adorned with fireplaces and carefully preserved period features, seamlessly connected to an elegant dining room and an open-plan kitchen with refined, contemporary finishes.

Fully renovated by an architect, the apartment boasts high-end amenities combining modern comfort with classical elegance, including air conditioning, premium materials, and a well-balanced layout.

The night area comprises four bedrooms, each with its own shower room, including a master suite with a dressing room. A pantry and a laundry room provide additional everyday comfort.

A cellar and a service room complete this property.

A rare address offering the perfect balance of reception space, comfort, and discretion, in immediate proximity to Paris's finest addresses, shops, schools, and transport links.

Sale price: €4,900,000 (fees payable by the seller)
Annual charges: €5,800
Number of main lots: 14
Energy rating (DPE): F
Estimated annual energy costs: between €10,310 and €13,990

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:	283.0 m²	Elevator:	Oui
Number of units:	23	Property tax:	€5.00	Number of rooms:	6 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 403

Greenhouse gas emissions (GHG) index: C 20

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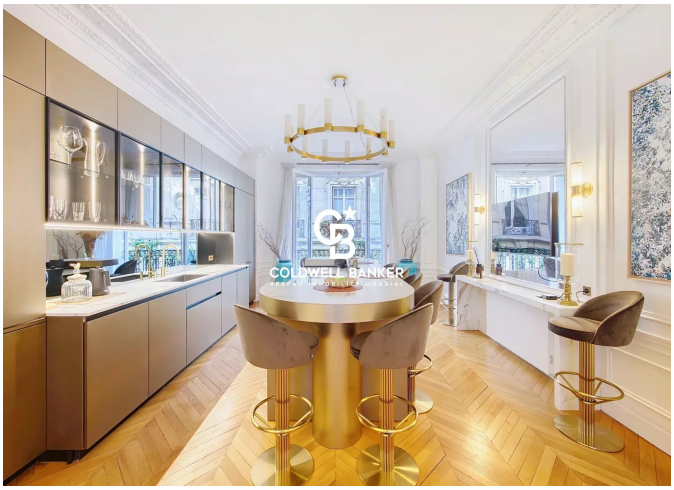

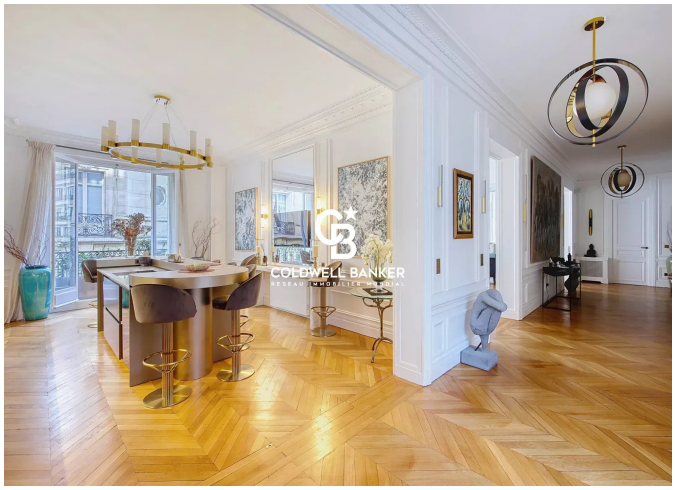

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