COLDWELL BANKER
EUROPA REALTY

Apartment Paris 296 m²



SALE PRICE : 7 500 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker exclusively presents this exceptional apartment, set on a high floor of a prestigious Haussmann building with a resident caretaker. Bathed in natural light and enjoying a dual aspect, it combines the grandeur of classic Parisian proportions with refined amenities. Open views over Paris and the Eiffel Tower provide a privileged panorama.

An elegant entrance gallery leads to the reception rooms and private quarters. The spacious living room and dining room offer an outstanding setting for entertaining, enhanced by impressive ceiling heights and views of the Eiffel Tower. Natural light accentuates the generous proportions and reveals the elegance of the interiors.

A more intimate second sitting room overlooks a majestic inner courtyard, whose proportions evoke a cour d'honneur. The principal suite, complete with a dressing room, enjoys the same outlook and a precious sense of tranquillity.

The fully fitted and equipped kitchen includes a bar area, ideal for relaxed gatherings. The sleeping quarters comprise three generously sized bedrooms, each with its own shower room and toilet, ensuring comfort and privacy.

Quality materials, carefully considered finishes and generous proportions define the character of this distinguished property. Fully air-conditioned, the apartment combines timeless elegance with contemporary comfort.

A cellar, two staff rooms and a storage room complete the property. Parking may be available in the building's courtyard.

Sale price: €7,500,000 (agency fees payable by the seller)
Number of principal units in the condominium: 15
Annual condominium charges: €10,070
Energy rating: D
Estimated annual energy costs: between €6,160 and €8,380

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:	296.15 m²	Elevator:	Oui
Number of units:	60	Number of rooms:	8 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 226

Greenhouse gas emissions (GHG) index: B 9

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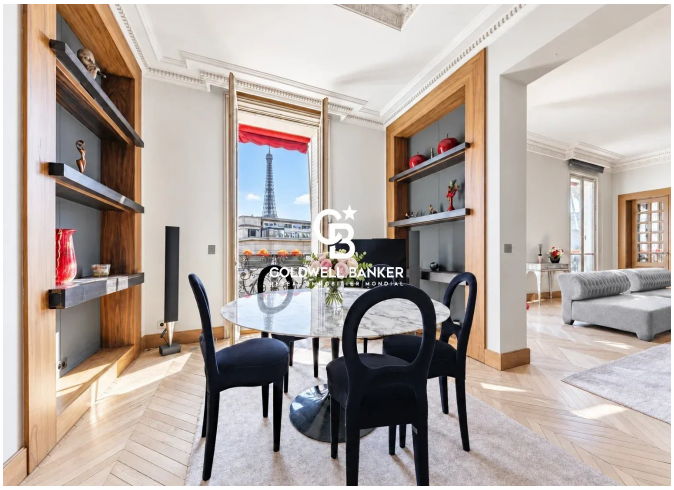



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