COLDWELL BANKER
EUROPA REALTY

Apartment Paris 297 m²



SALE PRICE : 4 490 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Just a few steps from the prestigious Place Victor Hugo. within a grand luxury freestone building. discover this exceptional apartment occupying the entire floor. Spanning a majestic 300 square meters (approx. 3.229 sq. ft.). this unique residence captivates with its rare proportions and an atmosphere of refined nobility.

Upon entering. the apartment reveals classic architectural details enhanced by a meticulous renovation: beautiful. perfectly preserved hardwood floors and impressive ceiling heights. Natural light floods every room. flowing throughout the apartment to highlight generous. harmonious living spaces.

The living area. of impressive scale. centers around a spacious dining room. ideal for entertaining in a sophisticated setting. The sleeping quarters. designed as a true sanctuary of comfort. comprise three generously sized bedrooms. The primary suite stands out for its absolute elegance. complemented by a bespoke walk-in closet of exceptional capacity. designed to meet the most exacting requirements.

This discreet address offers the rare privilege of a private floor in one of Paris's most sought-after neighborhoods. combining serenity. light. and historical prestige.

Asking price: €4.490 000 (Fees payable by the seller)
Optional 2-car garage: €200.000 (Fees payable by the seller)

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FEATURES

Property type:	Apartment	Area:	297.55 m²	Elevator:	Oui
Number of units:	20	Property tax:	€5.00	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 160

Greenhouse gas emissions (GHG) index: D 30

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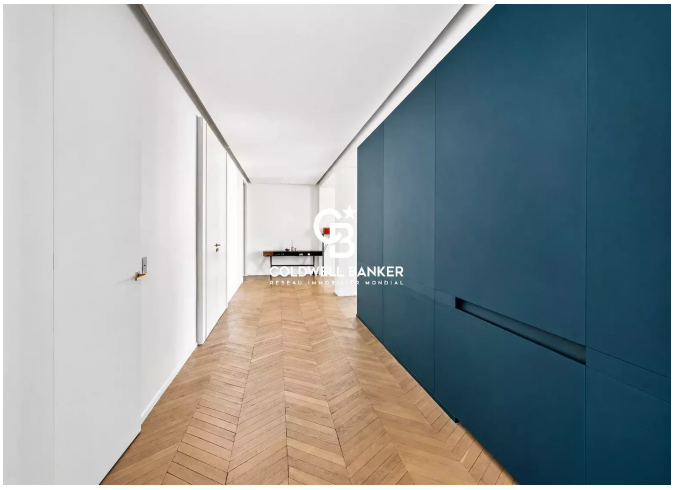

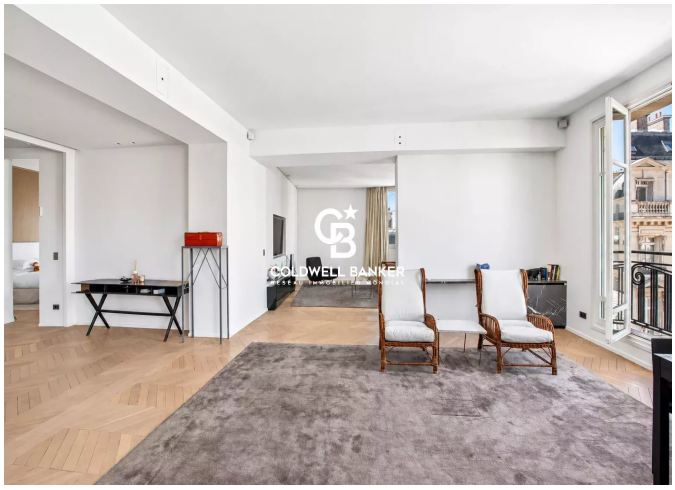



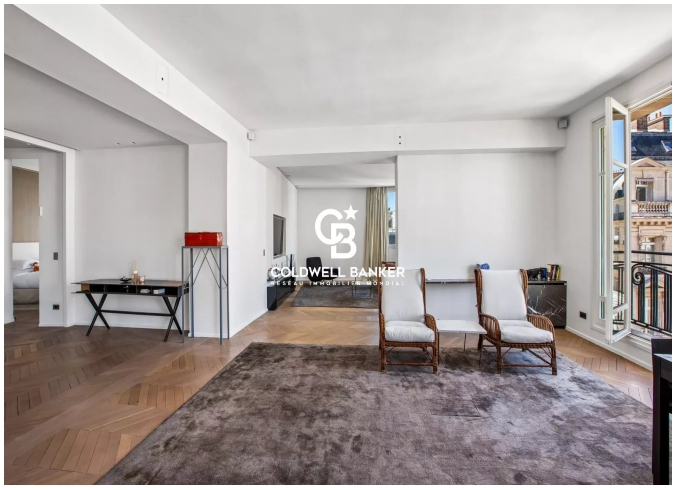

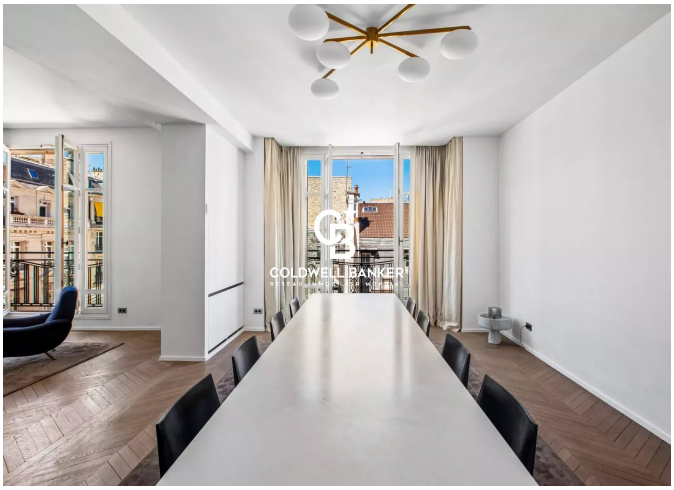

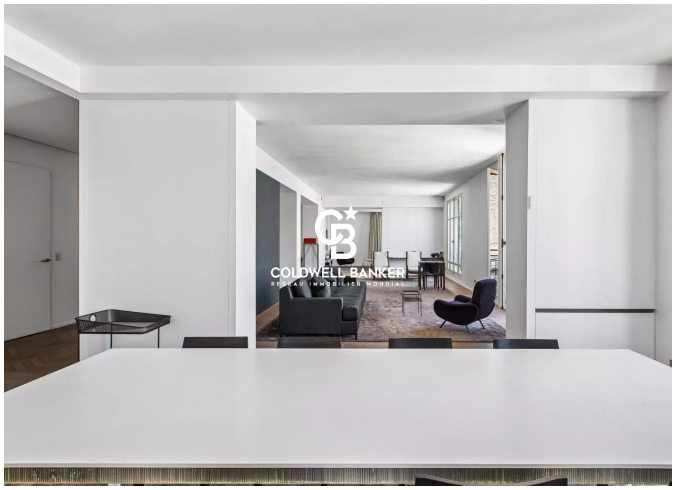

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