COLDWELL BANKER
EUROPA REALTY

Apartment Paris 259 m²



SALE PRICE : 3 280 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

PARC MONCEAU – 260 SQ M FAMILY AND RECEPTION APARTMENT TO RENOVATE

Just steps from Parc Monceau, in a prestigious cut-stone building, this 260 sq m apartment combines generous proportions with the charm of period features. With ceilings reaching 3.70 metres in the double reception room, it offers an ideal setting for a large family.

A spacious entrance gallery leads to the reception areas. Overlooking the street, the double reception room features parquet flooring, decorative mouldings and a fireplace that highlight the apartment's character. Balconies with elegant wrought-iron railings extend this space outdoors. Opposite, a dining room completes the ensemble. This layout is perfectly suited to entertaining while preserving the privacy of the family living areas.

The sleeping quarters comprise a principal suite with its own bathroom and three additional bedrooms, one with a dressing room. A further bathroom and a shower room complete this area.

A large eat-in kitchen accommodates everyday family meals. A second kitchen, which can be repurposed to suit individual needs, and a laundry room complete the layout.

Renovation will restore this apartment to its former splendour and create the setting for a new chapter of family life. Its generous proportions and layout offer numerous possibilities for creating a personalised home while preserving its period charm. A family and reception apartment with excellent potential to enhance its value.

Two staff rooms and two cellar complete this rare property, ideally located moments from Parc Monceau.

Asking price: €3,280,000 (agency fees payable by the seller)
Average annual building charges: €9,600
Co-ownership: 28 principal units
Energy performance rating: E
Estimated annual energy costs: between €5,920 and €8,080.

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:	259.61 m²	Elevator:	Oui
Number of units:	28	Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 320

Greenhouse gas emissions (GHG) index: D 46

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