COLDWELL BANKER
EUROPA REALTY

Apartment Paris 150 m²



SALE PRICE : 1 550 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Nestled in a quiet, in the prestigious 17th arrondissement, between Place de l'Étoile and Porte Maillot, discover this unique duplex on the 7th and 8th (top) floors of a high-end building.

Spanning 147 sqm of floor space (140 sqm Carrez law), this rare property stands out with its 13 sqm walk-out terrace, offering a spectacular view over the Parisian rooftops and the Sacré-Cœur.

Generous & Versatile Layout
The apartment features a duplex floor plan and two independent entrances, offering incredible flexibility for renovation:

Reception Area: A vast, light-filled living room of over 50 sqm, opening directly onto the terrace. A separate kitchen completes the living space.

Sleeping Quarters: 3 spacious bedrooms, including a true master suite with a full bathroom (shower, bathtub, double vanity, and WC).

Amenities: An additional shower room and bathroom, a storage room, and plenty of built-in closet space.

A Remarkable Renovation Project
Entirely in need of renovation, this duplex represents a blank canvas for interior design enthusiasts. It offers immense potential to create a warm, bespoke home on the very top floor.

Key features: A terrace with breathtaking views and two cellars complete this exceptional property.

A Privileged Neighborhood Lifestyle
Just steps away from Place Saint-Ferdinand and Avenue de la Grande Armée, enjoy a high-end "village feel": gourmet shops and transport links (Metro, RER, Bus) are all within a few minutes' walk.
School catchment: Ecole Colonel Moll and Collège André Malraux.

Ready to discover this unique potential?
Contact me to arrange a private viewing and let yourself be captivated by the view.

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FEATURES

Property type:	Apartment	Area:	150.0 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	5 rooms	Number of bedrooms:	3 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): F 386

Greenhouse gas emissions (GHG) index: D 42

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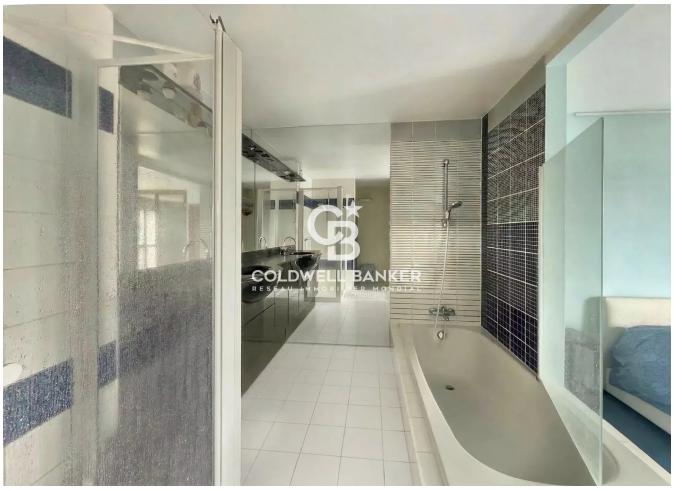

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