COLDWELL BANKER
EUROPA REALTY

Apartment Paris 191 m²



SALE PRICE : 3 950 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

An exceptional apartment, fully reimagined by an architect, blending the charm of its historic origins with contemporary elegance and high-end finishes.

Ideally located near the finest schools, boutiques, shops, and restaurants, and just minutes from the Bois de Boulogne, this rare property stands out for its generous spaces, refined atmosphere, and cross-through layout.
The expansive living room, enhanced by magnificent period fireplaces, offers a warm and sophisticated ambiance.
The modern kitchen, both functional and inviting, includes a cozy lounge area perfect for sharing family moments.

Three refined suites, each with its own elegant bathroom, ensure optimal comfort.
The interior design, crafted with great subtlety, combines discreet luxury with timeless style.

A truly privileged living environment, where refinement meets modernity, in one of Paris's most prestigious neighborhoods.
Cellar and consierge.

Selling price: €3 ,950,000 (fees payable by the seller)
Annual charges: €5,340
Number of mains units in the condominium: 70
EPC: Class D
Annual energy costs between €2,424 and €3,281

"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:	191.7 m²	Elevator:	Oui
Number of units:	70	Property tax:	€4.00	Number of rooms:	6 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 199

Greenhouse gas emissions (GHG) index: D 38

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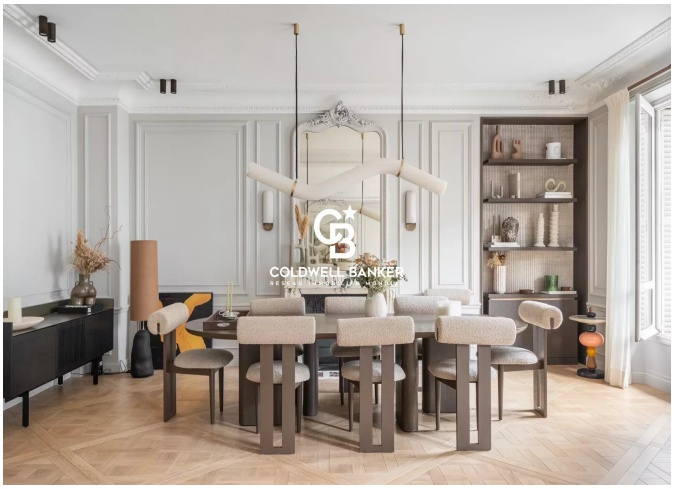



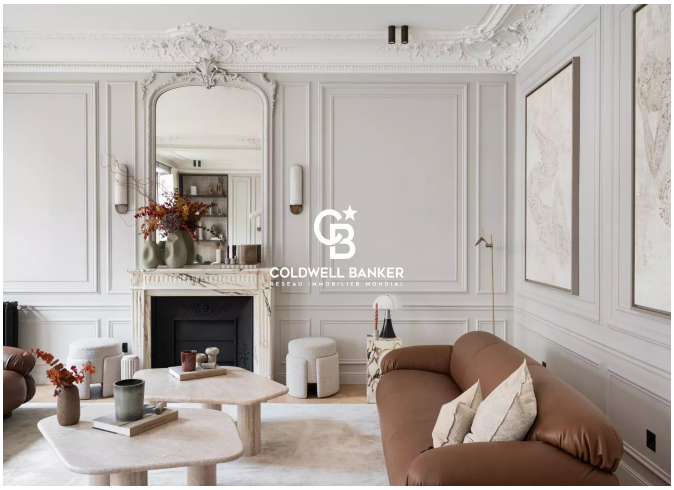

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