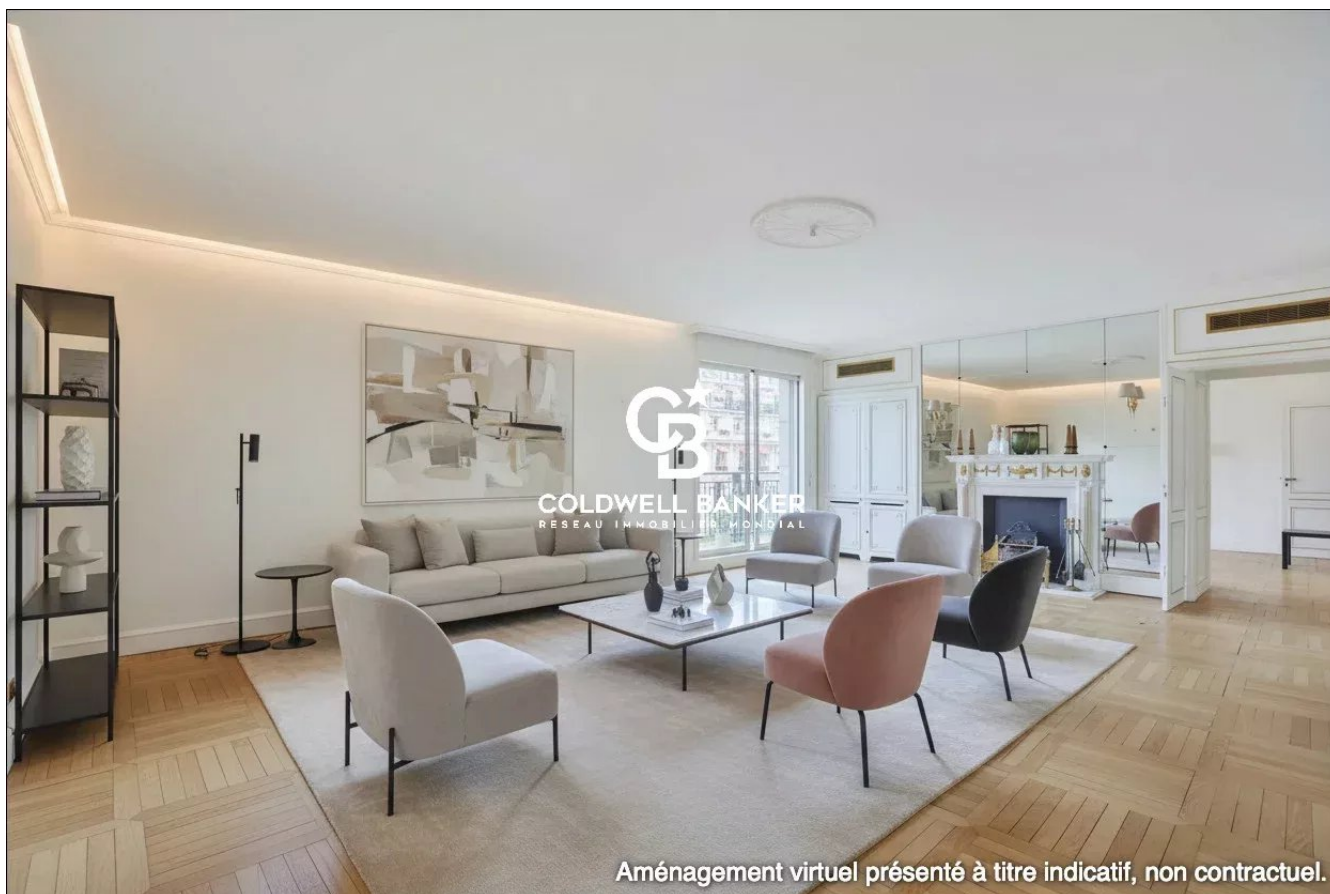


Appartement Paris 193 m²



PRIX DE VENTE : 8 900 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Golden Triangle - Avenue Montaigne

In one of the most prestigious and secure residences on the avenue, Coldwell Banker Paris presents an exceptional apartment located on a high floor.

This rare property features: an entrance, a stunning sunlit reception area extended by a wraparound balcony offering breathtaking views of the avenue, a dining room, a fully equipped independent kitchen, and four bedrooms, each with its own en-suite bathroom.

Ideally situated close to renowned luxury boutiques, five-star hotels, and fine dining restaurants, this apartment is a perfect pied-à-terre to fully enjoy the Parisian lifestyle.

Apartment is fully air-conditioned.

A rare opportunity: the possibility of creating a duplex.

Selling price: €8,900,000 (fees payable by the vendor)

Number of main lots in condominium : 358 lots

Annual service charges : €27,900

Energy class : D

Annual energy costs: between €2,040 and €2,810

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	193.6 m ²	Ascenseur :	Oui
Nombre de lots :	358	NB de pièces :	6 rooms	NB de chambres :	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

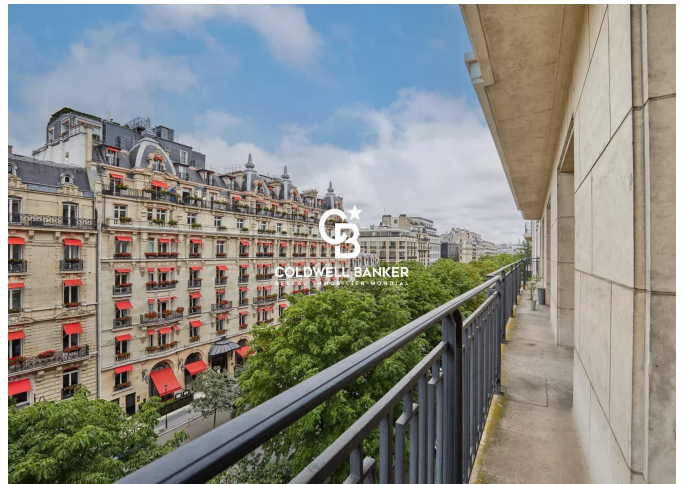
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 193

Indice d'émission de gaz à effet de serre (GES) : D 42



COLDWELL BANKER
EUROPA REALTY



8 rue Lamennais
France, 75008, Paris



TÉL : +33183535353
prestige@coldwellbanker.fr