

Appartement Paris 100 m²



PRIX DE VENTE : 2 980 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Triangle d'Or – Rare apartment for sale

Ideally located just steps from Avenue Montaigne and the world's most prestigious luxury boutiques, it represents the perfect address during Fashion Weeks and major Parisian events.

Located in a grand standing building combining elegance and absolute tranquility, this meticulously decorated apartment offers the ambiance of a 5-star hotel suite.

A magnificent reception room of over 40 sqm is enhanced by nearly 4-meter high ceilings, a majestic fireplace and impressive volumes, creating a spectacular yet intimate living space.

The bedroom, seamlessly integrated into the living area, features its own bespoke dressing room.

The refined marble bathroom, clad in rare stone, is equipped with both a bathtub and a walk-in shower.

A beautiful separate kitchen, modern and perfectly appointed, completes this exceptional residence.

This apartment is sold fully furnished, with carefully selected pieces that enhance its Parisian sophistication.

A truly rare opportunity in the Golden Triangle for international luxury buyers seeking elegance, location and discretion.

Sale price: €2,980,000 (agency fees payable by the seller)

Number of main lots in the condominium: 8

Annual charges: €4,376

Energy rating: D

Estimated annual energy costs: between €1,980 and €2,720

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	100.45 m ²	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	3 rooms	NB de chambres :	1 bedroom

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

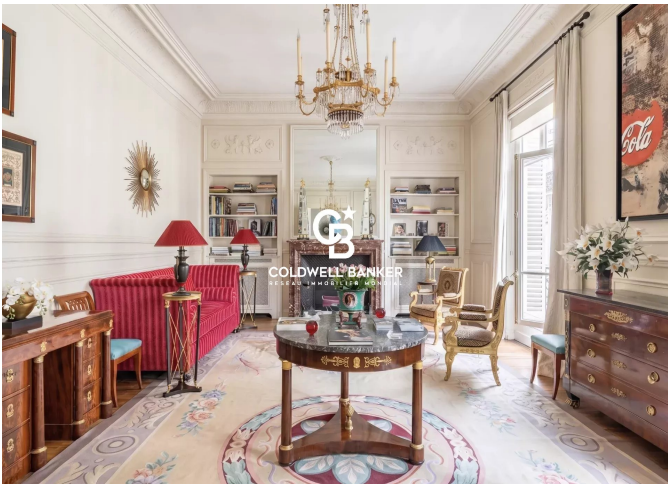
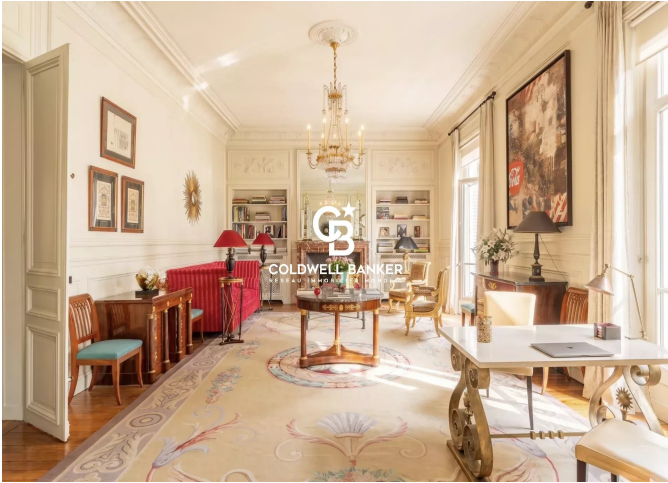
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 221

Indice d'émission de gaz à effet de serre (GES) : D 48



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