

Appartement Paris 210 m<sup>2</sup>

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PRIX DE VENTE : 3 388 000 €

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## DESCRIPTION

Ideally located in the sought-after Trocadéro-Eiffel Tower district, this family and reception apartment exudes Haussmannian elegance.

On the noble floor of a prestigious cut-stone building, this apartment embodies Parisian prestige thanks to its original architectural details and beautiful solid oak herringbone parquet flooring.

From the moment you enter, the frescoes and moldings are enhanced by the room's abundant natural light.

The spacious living room, bordered by a wide balcony, offers a warm and inviting space with a beautiful marble fireplace. Adjoining it, the dining room is flooded with light thanks to its large, modern bay window overlooking the courtyard.

A kitchen with a dining area and a laundry room complete this reception space, offering even greater functionality and conviviality.

The apartment's harmonious layout includes three beautiful bedrooms, each with its own bathroom, including a master suite with a dressing room. An office and a fourth bedroom, which could also serve as a triple living room, complete the apartment's ideal layout.

Includes a double cellar in the basement, with a reinforced door.

Ideally located, close to all shops and public transport.

Selling price: €3,388,000 (Seller's fees included)

Annual charges: €11,028

Number of main units: 20

Energy rating: D

Annual energy costs: between €3,480 and €4,760

"Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	210.02 m <sup>2</sup>	Ascenseur :	Oui
Nombre de lots :	31	Taxe foncière :	€4.00	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](http://www.georisques.gouv.fr)

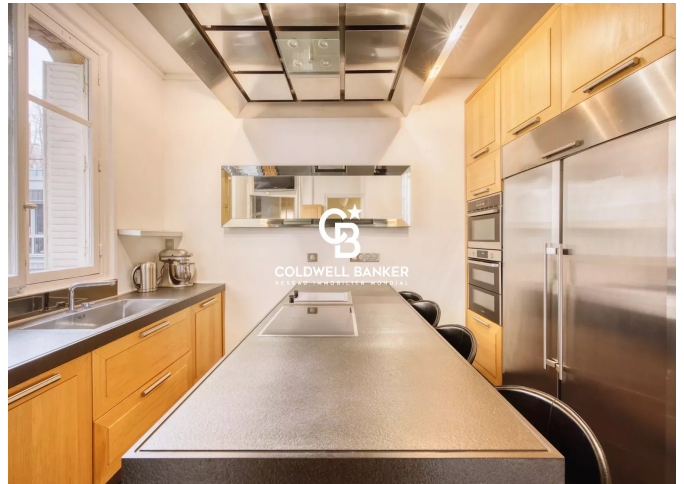
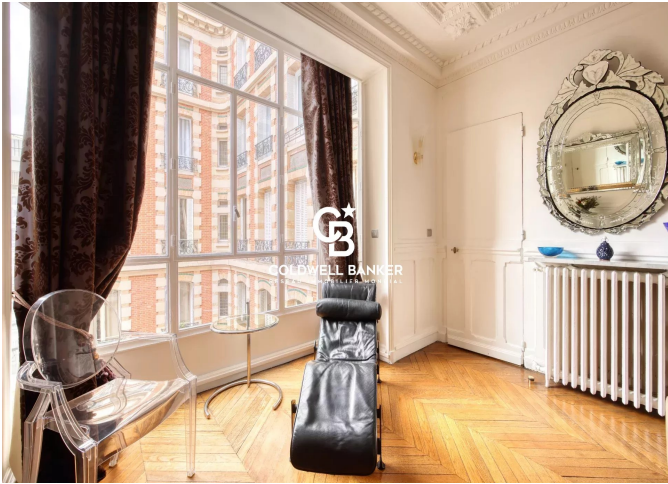
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 204

Indice d'émission de gaz à effet de serre (GES) : D 37



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