

Appartement Paris 288 m²



PRIX DE VENTE : 4 800 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Ideally located just steps from Place des États-Unis, within a prestigious Haussmannian building, Coldwell Banker Paris presents a superb family and reception apartment of 288 sqm.

Bathed in natural light and dual-aspect, this exceptional property boasts impressive ceiling height and remarkable volumes, enhanced by magnificent original architectural features such as moldings and fireplaces. A balcony elegantly extends the reception areas.

Spacious entrance hall, grand living room, dining room adjoining a large fully equipped kitchen, generous study-library, and a sumptuous master suite with dressing room and marble bathroom.

Four additional bedrooms, set in a quiet environment, each benefit from their own bathroom. A laundry room and a cellar complete this property.

Apartment in excellent condition, offering high-end features throughout.

Sale price: €4,800,000 (agency fees payable by the seller)

Average annual charges: €10,456

Condominium: approximately 10 main lots

Energy rating: C

Estimated annual energy costs: between €3,730 and €5,120

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 :	288.03 m ²	Ascenseur :	Oui
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

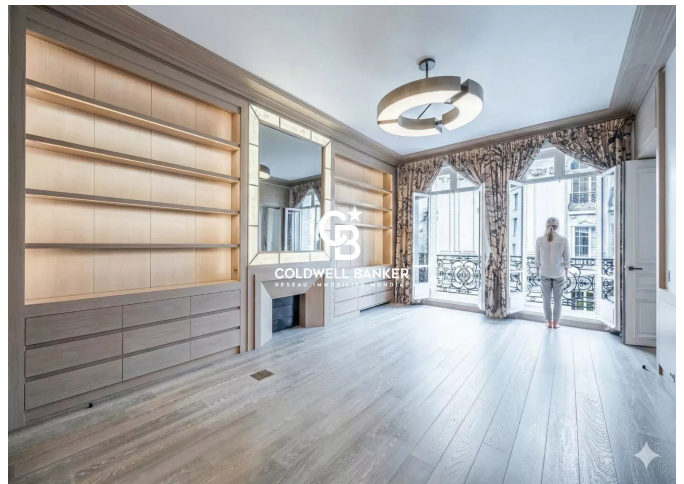
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 148

Indice d'émission de gaz à effet de serre (GES) : C 25



COLDWELL BANKER
EUROPA REALTY



8 rue Lamennais
France, 75008, Paris



TÉL : +33183535353
prestige@coldwellbanker.fr