

Appartement Paris 296 m<sup>2</sup>

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PRIX DE VENTE : 8 500 000 €

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## DESCRIPTION

At the heart of a prestigious Haussmannian building, this exceptional apartment elegantly combines classic Parisian architecture with refined, high-quality finishes. It enjoys remarkably open views, and a view on the Eiffel Tower.

A beautiful entrance gallery harmoniously leads to the reception areas and the private quarters. The grand living room and elegant dining room, filled with natural light, benefit from stunning views of the Eiffel Tower. A second, more intimate lounge, along with the master suite featuring its own dressing room, overlooks a wide courtyard, offering absolute tranquility.

The fully equipped kitchen includes a bar area, ideal for relaxed and convivial moments.

The sleeping area comprises three spacious bedrooms, each with its own shower room and toilet, ensuring both comfort and privacy.

High-quality materials and finishes are found throughout, and the apartment is fully air-conditioned.

A cellar, two staff rooms, and a storage room complete this exceptional property.

Possibility of a parking space in the courtyard of the building.

Sale price: €8,500,000 (fees payable by the seller)

Number of main units in the condominium: 15

Annual charges: €10,070

Energy rating: D

Estimated annual energy costs: between €6,160 and €8,380

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

If you want, I can push it even further into a ultra-luxury / Sotheby's-Knight Frank tone with more emotional and lifestyle-driven wording.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	296.15 m <sup>2</sup>	Ascenseur :	Oui
Nombre de lots :	60	NB de pièces :	8 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)

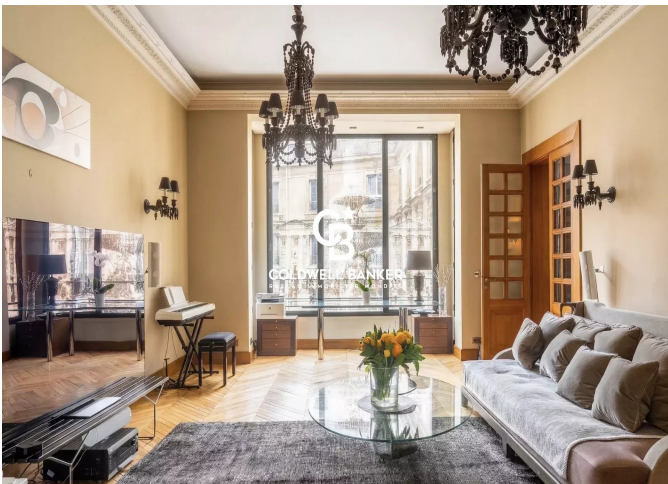
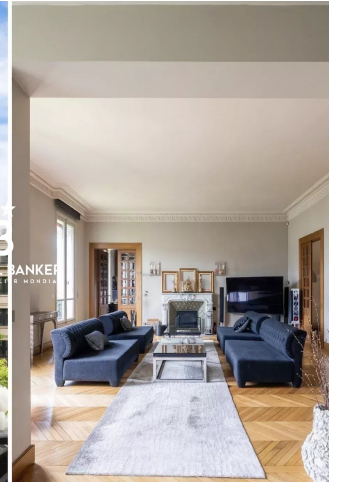
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 226

Indice d'émission de gaz à effet de serre (GES) : B 9



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