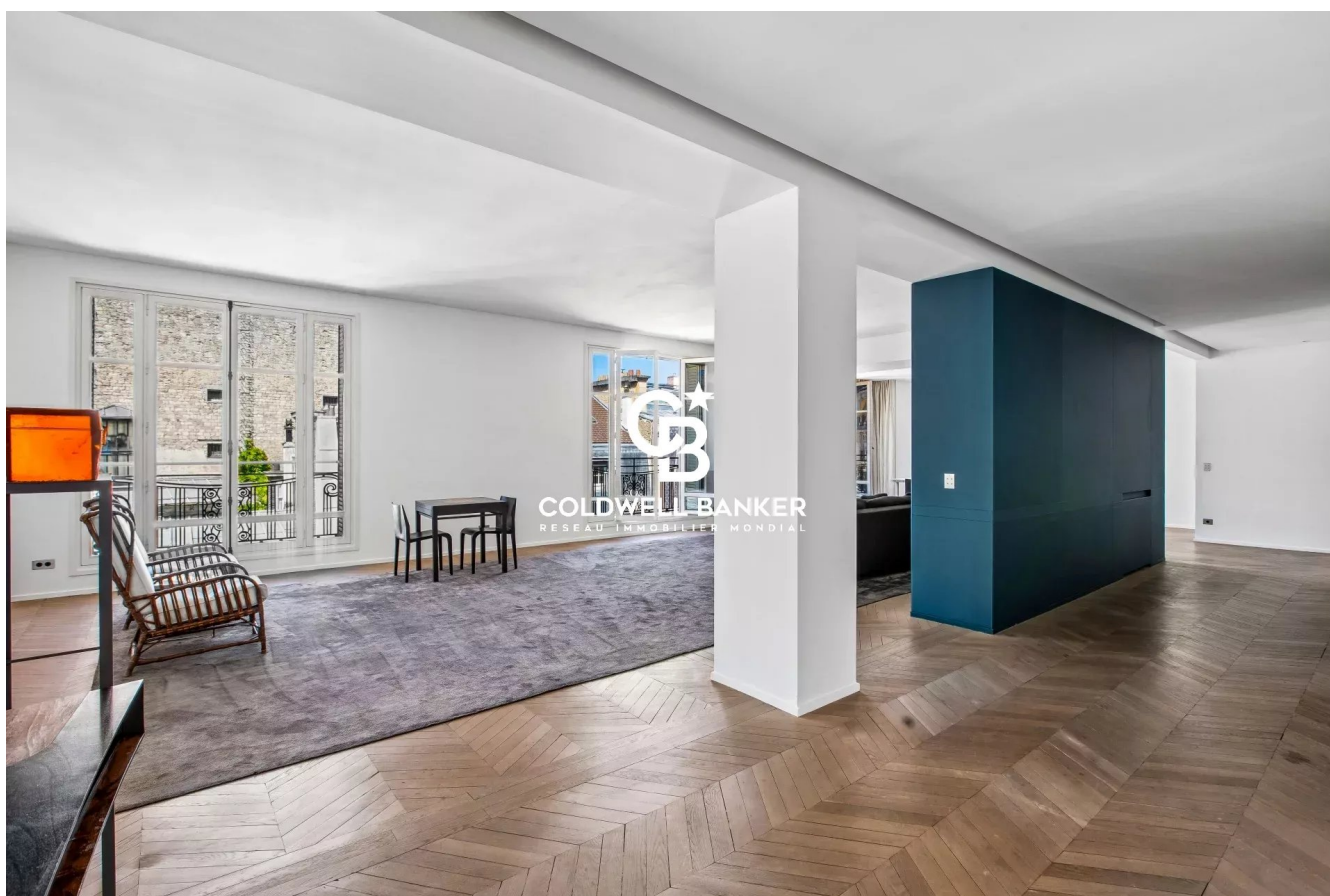


Appartement Paris 297 m²



PRIX DE VENTE : 4 800 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Just a few steps from the prestigious Place Victor Hugo, within a grand luxury freestone building, discover this exceptional apartment occupying the entire floor. Spanning a majestic 300 square meters (approx. 3,229 sq. ft.), this unique residence captivates with its rare proportions and an atmosphere of refined nobility.

Upon entering, the apartment reveals classic architectural details enhanced by a meticulous renovation: beautiful, perfectly preserved hardwood floors and impressive ceiling heights. Natural light floods every room, flowing throughout the apartment to highlight generous, harmonious living spaces.

The living area, of impressive scale, centers around a spacious dining room, ideal for entertaining in a sophisticated setting. The sleeping quarters, designed as a true sanctuary of comfort, comprise three generously sized bedrooms. The primary suite stands out for its absolute elegance, complemented by a bespoke walk-in closet of exceptional capacity, designed to meet the most exacting requirements.

This discreet address offers the rare privilege of a private floor in one of Paris's most sought-after neighborhoods, combining serenity, light, and historical prestige.

Asking price: €4,800,000 (Fees payable by the seller)

Optional 2-car garage: €200,000 (Fees payable by the seller)

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	297.55 m ²	Ascenseur :	Oui
Nombre de lots :	20	Taxe foncière :	€5.00	NB de pièces :	5 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

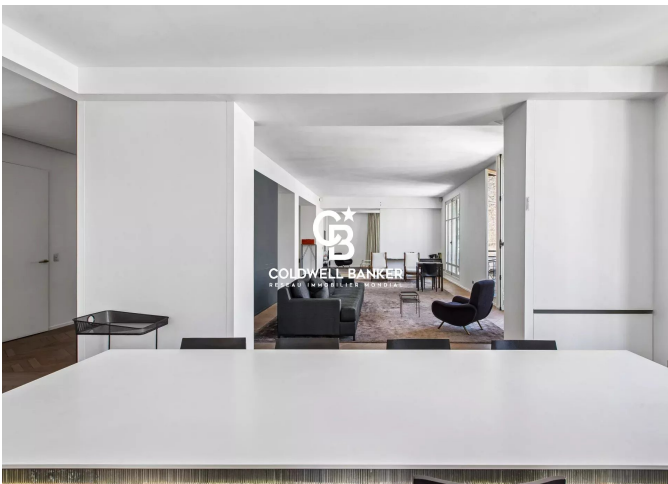
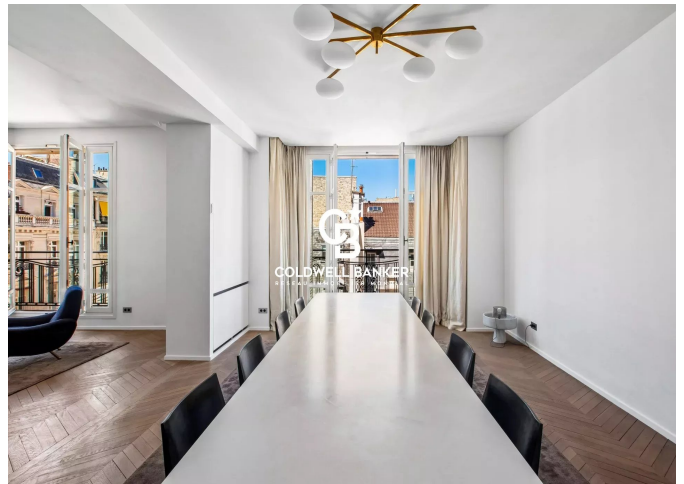
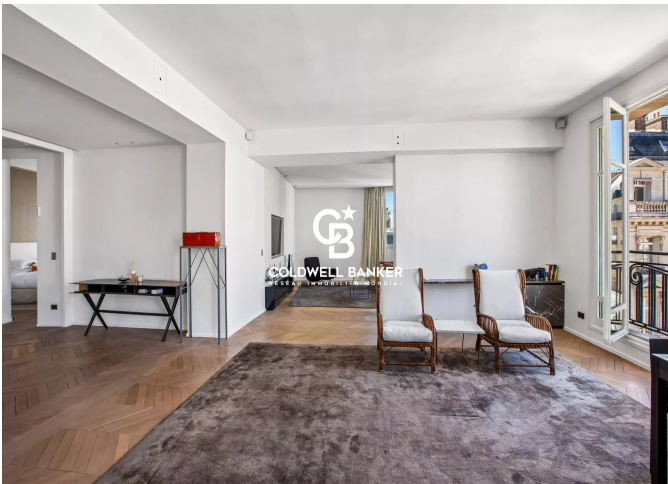
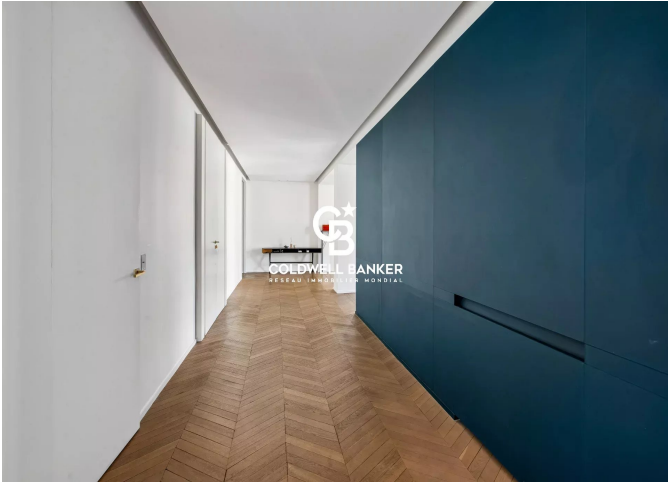
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 160

Indice d'émission de gaz à effet de serre (GES) : D 30



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