

Appartement Paris 288 m²



SALE PRICE : 4 400 000 €

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: €4,400,000 (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

FEATURES

Property type:	Appartement	Area:	288.03 m ²	Elevator:	Oui
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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

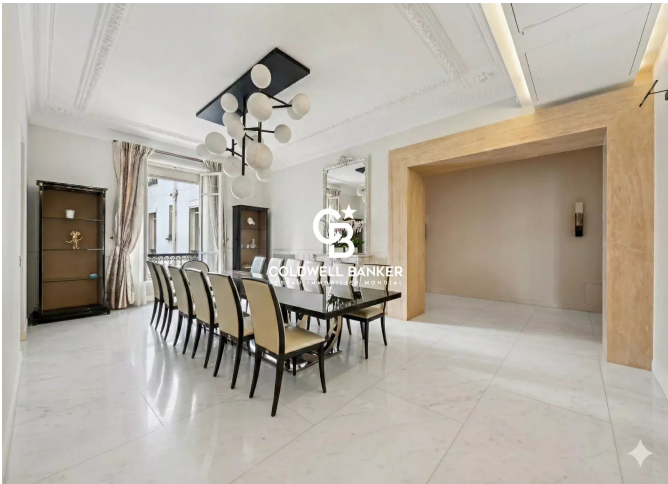
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 148

Greenhouse gas emissions (GHG) index: C 25



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EUROPA REALTY



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