COLDWELL BANKER
EUROPA REALTY

Building Paris 725 m²



SALE PRICE : 25 000 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris 6th – Close to the Luxembourg Gardens

In the heart of an iconic Left Bank neighbourhood, close to the Luxembourg Gardens and renowned schools, this fully renovated building comprises three exceptional, move-in-ready apartments and two commercial premises. A property rarely offered for sale in one of the capital's most sought-after areas.

The centrepiece is a remarkable four-level apartment offering the feel of a private mansion. Its private entrance through a rare garden gives it a distinctive identity. Fully furnished and ready to move into, this true trophy asset combines exceptional amenities with contemporary comfort. A sauna, hammam, cinema room, home automation, air conditioning and a lift create an outstanding residential experience.

On the other side of the building, a separate entrance serves two further apartments, also ready to move into. Their refined interiors are complemented by high-end features, including home automation and air conditioning.

The third-floor apartment features two suites. The duplex, occupying the fourth and fifth floors, offers three. Each provides an elegant living environment within a renovated building, allowing immediate enjoyment of the interiors.

Two commercial premises at street level complete this exceptional property. The combination of these three apartments and two commercial premises represents a rare opportunity close to the Luxembourg Gardens, in a desirable Parisian setting.

A privileged address for enjoying neighbourhood life and the nearby gardens, while benefiting from renovated residences with refined amenities.

Full details available upon request.

Price: €25,000,000 (agency fees payable by the seller, furniture included).
Energy performance rating: B.
Approximate estimated annual energy costs: between €4,840 and €6,710.

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

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FEATURES

Property type:	Building	Area:	725.3 m²	Elevator:	Oui
Number of units:	5				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 81

Greenhouse gas emissions (GHG) index: A 3

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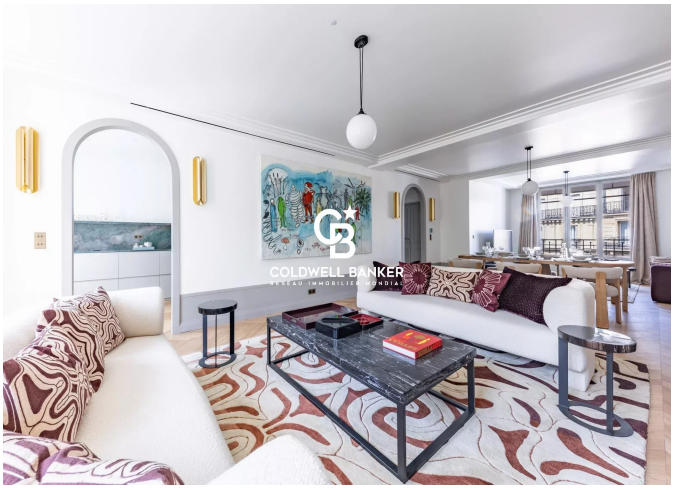











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