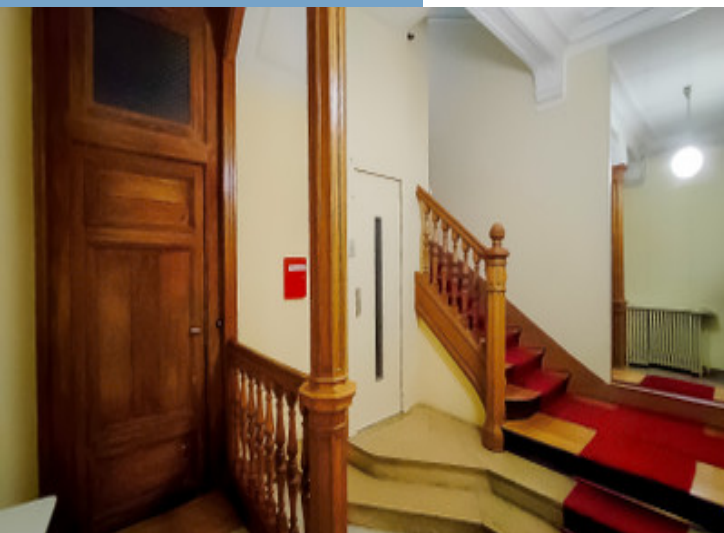




PARIS 8 | MAGNIFICENT 5-ROOM APARTMENT OF  
109 M<sup>2</sup> | 1ST FLOOR | MAID'S ROOM 8 M, 2  
CELLARS AND PRIVATE TERRACE



PARIS 8 | MAGNIFICENT  
5-ROOM APARTMENT OF  
109 M<sup>2</sup> | 1ST FLOOR |  
MAID'S ROOM 8 M, 2  
CELLARS AND PRIVA...



PROPERTY FACT FILE	
REFERENCE	A20755JFD75
PRICE	€ 1,690,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 625 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	1
ACCOMMODATION	128 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 8e Arrondissement
DEPARTMENT	
LOCATION	
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	



- Calm
- Popular neighbourhood
- Maid's room, two cellars and private terrace
- Close to the centre of Paris and shops
- Transport

PARIS 8 | MAGNIFICENT  
5-ROOM APARTMENT OF  
109 M<sup>2</sup> | 1ST FLOOR |  
MAID'S ROOM 8 M, 2  
CELLARS AND PRIVA...

Ref : A20755JFD75

Golden Triangle - Steps from Avenue George V and the Champs-Élysées - Rare on the market!

Discover this magnificent 109 m<sup>2</sup> flat, with a total floor area of 118 m<sup>2</sup>, on the 1st floor, comprising a double living room, three bedrooms,

## DESCRIPTIF

The living areas, including the double lounge, are spacious and bright, with generous ceiling heights and large windows that create an elegant and welcoming atmosphere. The three bedrooms provide the ideal setting for a family looking for a comfortable and prestigious place to live, while the terrace, accessible from the living room, is a haven of peace in the heart of the capital. This flat also offers great potential for personalisation, allowing future owners to adapt the spaces to their own tastes and needs, both in terms of layout and decoration.

### The Triangle d'Or district

Located in the 8th arrondissement of Paris, the Triangle d'Or is one of the city's most prestigious areas, bounded by the avenues Montaigne, George V and des Champs-Élysées. The area epitomises pure luxury, with its haute couture boutiques, 5-star hotels and Michelin-starred restaurants, making it a sought-after place to live for an international clientele. Living in the Golden Triangle means having access to the most prestigious fashion brands such as Dior, Louis Vuitton and Chanel, while being close to iconic monuments such as the Arc de Triomphe, the Grand Palais and the Théâtre des Champs-Élysées.

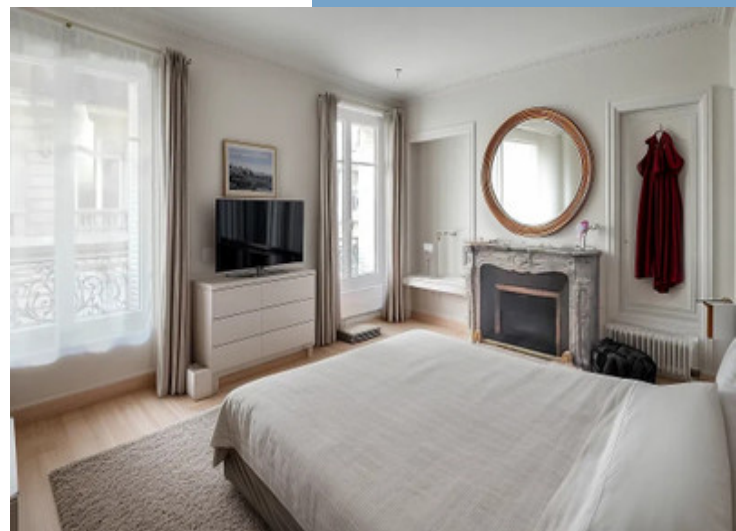
### Access and public transport

Beyond its glamour, the Golden Triangle is also a practical and well-connected place to live. The flat is close to George V and Franklin D. Roosevelt metro stations, offering fast connections to other parts of Paris. RER A and several bus lines also provide direct access

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A20755JFD75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

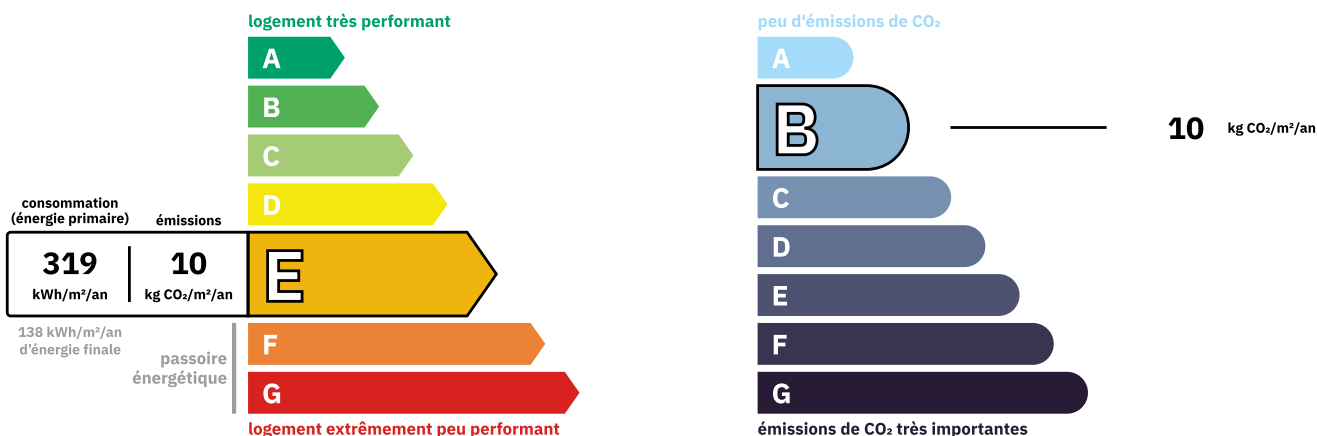
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

PARIS 8 | MAGNIFICENT  
5-ROOM APARTMENT OF 109  
M² | 1ST FLOOR | MAID'S  
ROOM 8 M, 2 CELLARS AND  
PRIVA...

Ref : A20755JFD75

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Energy consuming**  
Estimated annual energy costs  
between 2640 € and 3600€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A20755JFD75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)