



TROCADERO, 2-BEDS, STUNNING RENOVATION,
87M² LOFT STYLE APARTMENT IN TASTEFULLY
REPURPOSED BUILDING WITH LIFT

TROCADERO, 2-BEDS ,
STUNNING RENOVATION,
87M2 LOFT STYLE
APARTMENT IN
TASTEFULLY REPURPOSED
BUILDIN...



PROPERTY FACT FILE

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| REFERENCE | A24899DPE75 |
| PRICE | € 1,439,000 £ 0* |
| | *agency fees included: 3 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires) |
| BEDROOM | 2 |
| BATHROOM | 2 |
| ACCOMMODATION | 87 m ² |
| LAND | 0 m ² |
| TOWN | Paris 16e Arrondissement |
| DEPARTMENT | |
| LOCATION | City property |
| TYPE | |
| CONDITION | |
| FEATURES | Fiber optic, Character property, Double glazing |

*Price based on current exchange rate which is subject to change



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Paris 75016 - Between Champs-Élysées and the Eiffel Tower -
87,40m² - Exceptional top floor 2 bed fully renovated apartment in a
stunning new renovation of a 1901 building originally conceived as
artists' studios. This duplex loft style apartment, nestled behind a
superb timber-framed facade with glazed rooves bathing the generous

DESCRIPTION

Located between Place Victor Hugo and Place de Mexico, a sensation of space and openness flows from the building due to its floor-to-ceiling glazed façade, generously illuminating the living space and its sleek interiors. A prestigious eco-designed 5th and 6th Floors (Top floors) Duplex 2 bedrooms + Alcove apartment, constructed with a range of zero-waste, sustainable materials, space-saving know-how and ready to move in by January 2024. Be the first to own and live in this well-proportioned apartment requiring absolutely no work, no costly energy-saving improvements, designed without wasting space at the heart of contemporary residence with a beautifully preserved history. Particular attention has been paid to the aesthetic sensibilities of the building's architectural heritage, enhanced by the use of character materials such as wood and marble and to its acoustic comfort and reduced energy consumption due to an optimum thermal performance. A property that offers all the essentials of modern living, with a bright, airy interior that enhances our daily lives.

Floor space: 87.40 m² total surface area

Room details: Upper duplex - Living room/kitchen 32.90 m²; WC 1.50 m².

Lower duplex - Entrance hall 9.60 m²; Bedroom 19.20 m²; Bedroom 11.70 m²; Shower room 4.40 m²; Shower room 2.60 m²; WC 1.70 m²; Laundry room 0.90 m²; Hallway 2.90 m².

The residence comprises 9 exceptional homes spread over three double levels. Large two or three-room artist's studio duplex...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A24899DPE75>

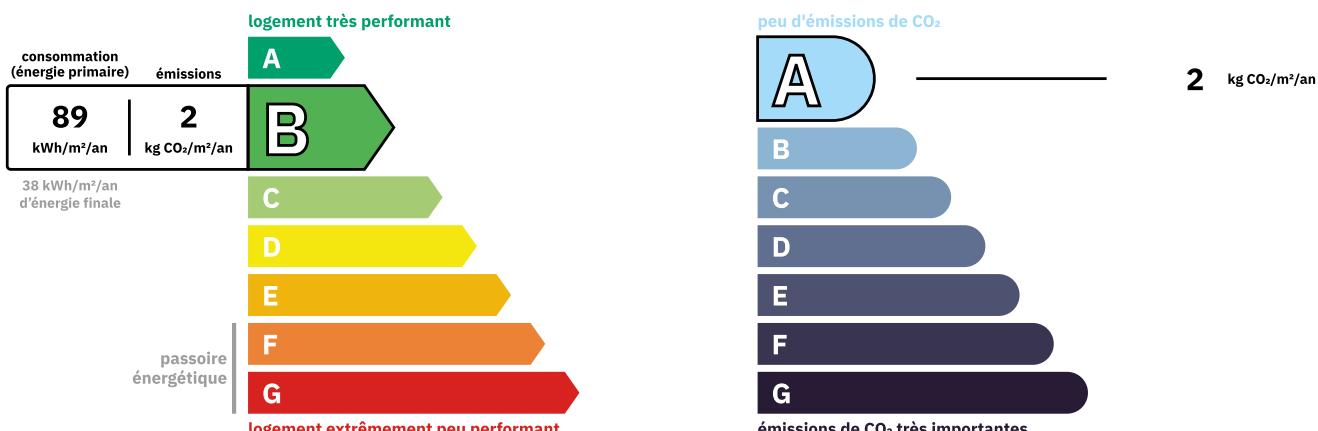
COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE

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



Property Efficient

Estimated annual energy costs
between 520 € and 760€ for 2021

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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 : A24899DPE75

FILE COMPLETE
AND PHOTOS
ON REQUEST

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