



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

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 <sup>2</sup>
LAND	0 m <sup>2</sup>
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 -  
87,40m<sup>2</sup> - 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 m<sup>2</sup> total surface area

Room details: Upper duplex - Living room/kitchen 32.90 m<sup>2</sup>; WC 1.50 m<sup>2</sup>.

Lower duplex - Entrance hall 9.60 m<sup>2</sup>; Bedroom 19.20 m<sup>2</sup>; Bedroom 11.70 m<sup>2</sup>; Shower room 4.40 m<sup>2</sup>; Shower room 2.60 m<sup>2</sup>; WC 1.70 m<sup>2</sup>; Laundry room 0.90 m<sup>2</sup>; Hallway 2.90 m<sup>2</sup>.

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>

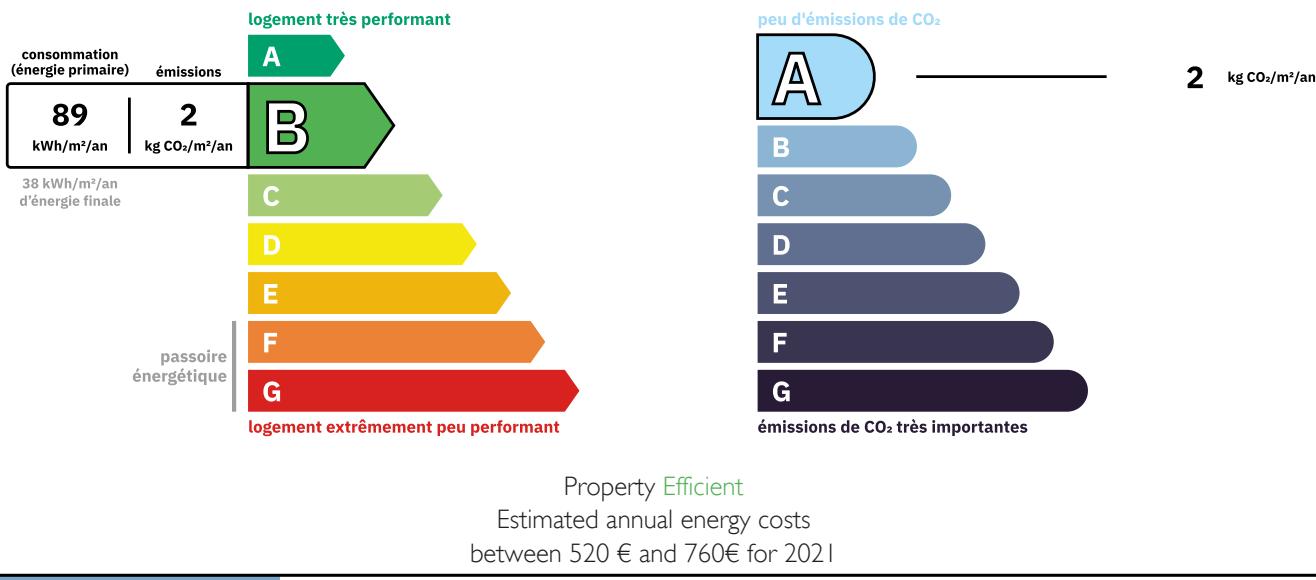
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



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## CONTACT

Réf : A24899DPE75

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)