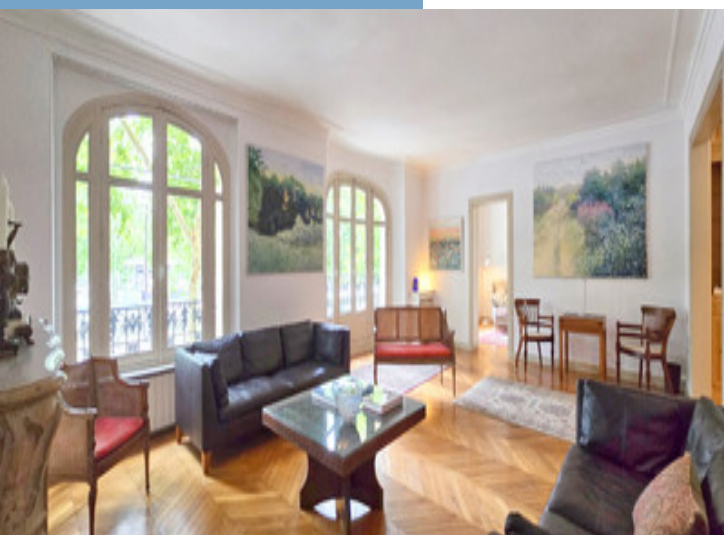
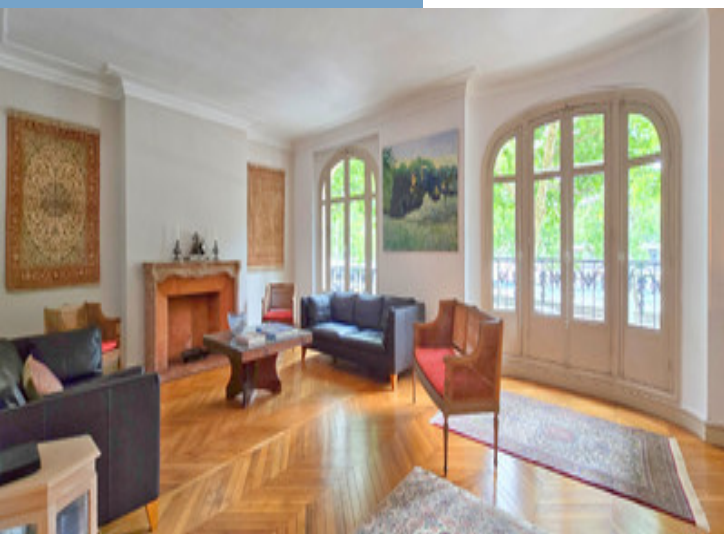




MAGNIFICENT 1925 THROUGH-FLAT FACING
THE EIFFEL TOWER, 162M², DOUBLE LIVING
ROOM, 2 TO 3 BEDROOMS.

MAGNIFICENT 1925
THROUGH-FLAT FACING
THE EIFFEL TOWER, 162M²,
DOUBLE LIVING ROOM, 2
TO 3 BEDROOMS....



PROPERTY FACT FILE	
REFERENCE	A36899BTX75
PRICE	€ 2,394,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	162 m ²
LAND	0 m ²
TOWN	Paris 16e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	Fiber optic, Lift
<small>*Price based on current exchange rate which is subject to change</small>	



- Outstanding location facing the Eiffel Tower
- Excellent condition: ready to move-in
- Double reception room of 39 m² with fireplace
- 2 bedrooms, possibility to create a 3rd
- Energy rating : D

MAGNIFICENT 1925
THROUGH-FLAT FACING
THE EIFFEL TOWER, 162M²,
DOUBLE LIVING ROOM, 2
TO 3 BEDROOMS....

Ref : A36899BTX75

Rare ! A magnificent flat in a 1925 freestone building, in perfect condition, featuring a double reception room with uninterrupted views on the Eiffel Tower, the Quais de Seine right down the building. An exceptional property in an equally exceptional setting !

DESCRIPTION

75016 - Located on the Avenue de New York, facing the Eiffel Tower and the Seine, Leggett Prestige offers this superb 5-room flat on the 1st floor of a perfectly maintained 1925 freestone building, with lift.

General layout :

° The wide, comfortable main staircase leads to the 1st floor, where you will find a vast entrance hall opening via double doors onto the large reception room (39 m²) with its fireplace and three double-glazed windows overlooking the Quais de Seine and the Eiffel Tower. An adjoining lounge or dining room or library also offers a stunning view on the Eiffel Tower.

On the right side of the entrance is the fully-equipped kitchen (Bosch appliances), which opens onto the inner courtyard. Very bright and airy.

Opposite the entrance, a large custom-made oak cupboard/bar cleverly conceals access to the long corridor that leads to the following rooms:

- A bathroom with double wash-hand basin, walk-in shower and WC.
- Separate WC with wash-hand basin.
- Numerous built-in storage cupboards.
- The first bedroom is very bright, peaceful and overlooks the courtyard (14 m²).
- Then there is the very bright, peaceful and cosy master double-sided bedroom, also overlooking the courtyard, It also has its own bathroom with real bath.

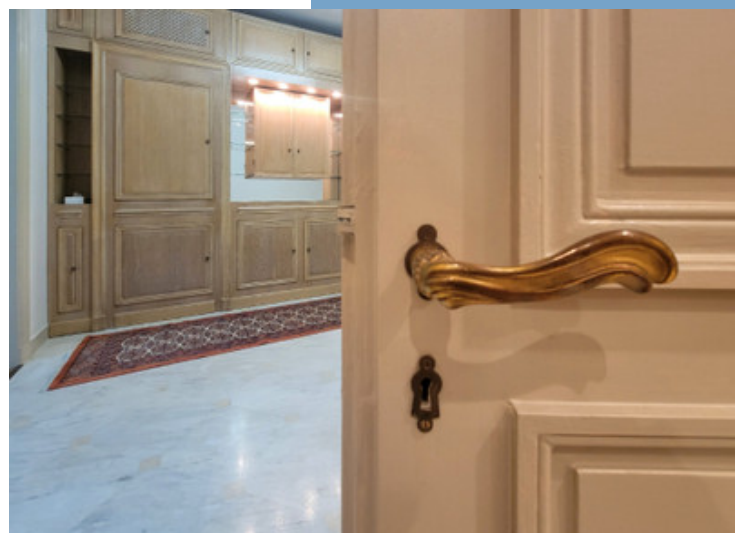
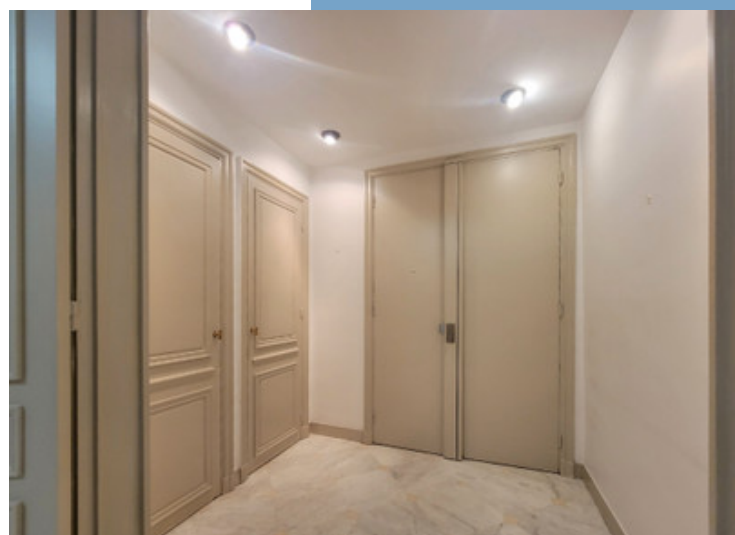
All the rooms offer very high ceilings (2.98 m).
Herringbone parquet flooring throughout, mouldings and fireplace.

There is also access via a service staircase (door opening onto the kitchen) and a dedicated lift. A cellar compl...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36899BTX75>

COMPLETE FILE AND PHOTO ON REQUEST

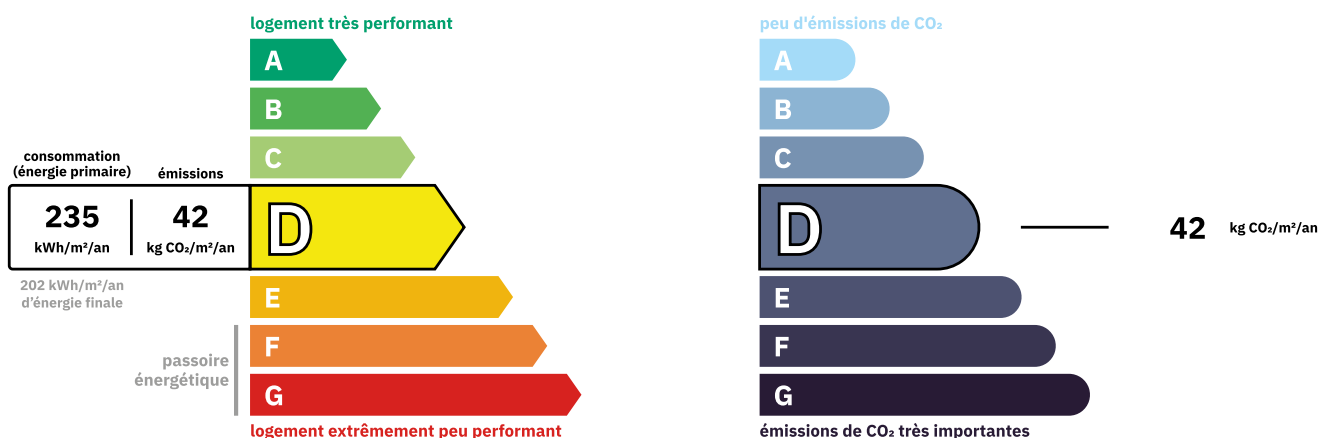


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 3050 € and 4180€ for 2023

NOTICE

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

1: 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 : A36899BTX75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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