LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PARIS 75016 VICTOR HUGO, TOP FLOORS 3 BED APART, 130M2 + BALCONIES 17,5M2, 6TH FLOOR WITH LIFT, STONE BUILDING

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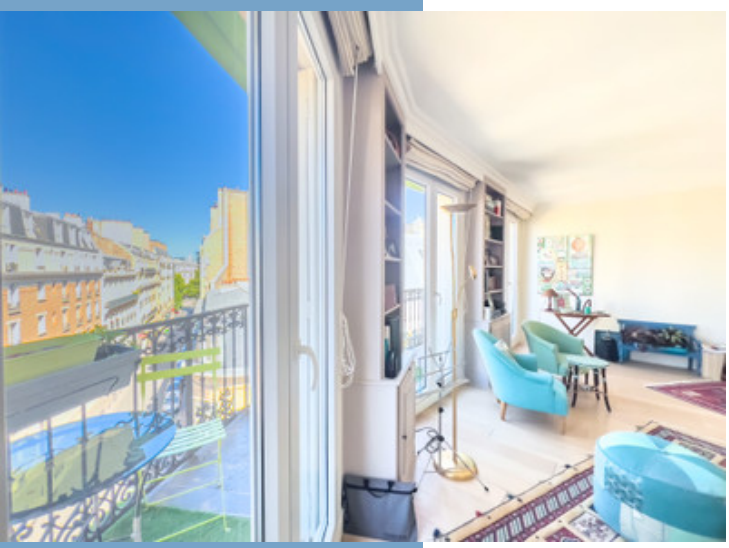




PROPERTY FACT FILE

REFERENCE	A38513DPE75
PRICE	€ 1,665,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	131 m²
LAND	17 m²
TOWN	Paris 16e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	Double glazing, Panoramic views, Lift

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





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PARIS 75016, between Champs-Elysée and Trocadéro - 130m2 + 17m2 South-West facing balconies - EPC E/E - See 360 visit and flooplan - Bathed in light with an unobstructed view of the sky for this 2 bed + studio duplex on the top floors of a very attractive well-maintained and secure Hausmann building dating from 1890 with

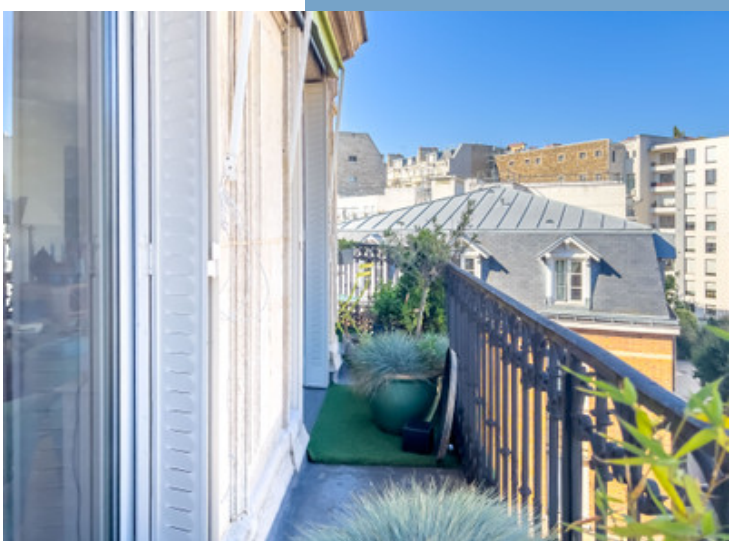


DESCRIPTION

This prestigious acquisition offers real peace of mind, whether you're changing your main residence, looking for a peaceful retirement, an exceptional pied à terre, a self employed profesional, or simply an investment. This highly sought-after address places its residents at the heart of Parisian life, with its many local shops, the Saint-Didier covered market and its explosion of colour, its must-visit cafés and trendy terraces, and just 600m from the exclusive Villa Thalgo health Club and its Marine Spa.



Area details :
- Apartment (lots 12, 13 and 14) + Studio (lots 15, 16 et 17) --> Weighted area 130,68 m2 = 15.305 euros/m2
- Total living space -
Apartment -> 104.55 m2 floor area ; 101.19 m2 Carrez law ; 14 m2 running balcony ; 2 further balconies for a total of 1.42 m2
Independent studio --> 22.80 m2 floor area; 20.43 m2 Carrez; 5 balconies for a total of 3.52 m2
Room details: Lower duplex --> Entrance 9.22 m2 ; Living room 25.13 m2 ; Dining room 15.24 m2 ; Kitchen 12.82 m2 ; Terrace 14 m2 ; Bathroom 5.50 m2 ; Toilet 1 m2 ; Cupboards 1.60 m2 + 0.33 m2.
Upper duplex --> Study 8.30 m2 including 1.20 m2 cupboard ; Bedroom 1 - 10.30 m2 ; Bedroom 2 - 9 m2 ; Shower room 5.61 m2 ; Storage 2.40 m2 ; Balcony 0.72 m2 and 0.70 m2. Studio --> Séjour 15,20 m2 ; Cuisine 4,85 m2 ; Salle d'eau 2,75 m2 ; Débarras en jouissance exclusive 0,50 m2 ; 3 Balcons de 0,70 m2 chacun
- 2 Cellars --> 5.30m2 + 4,40m2 valued at 2,500 euros/m2
- Freehold --> 153 / 1004th of the general com...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38513DPE75

COMPLETE FILE AND PHOTO ON REQUEST

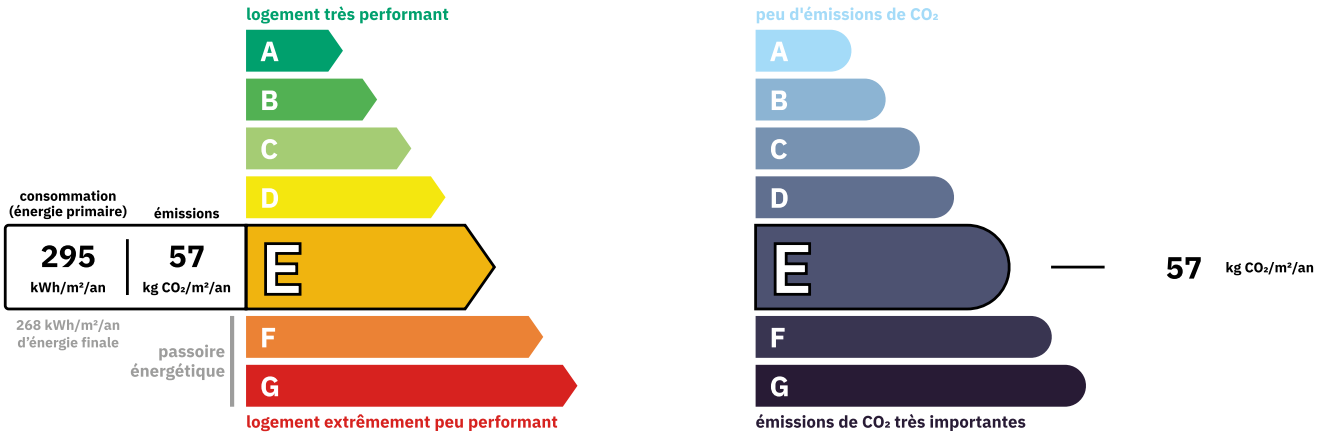
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2620 € and 3600€ for 2023

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 :A38513DPE75
FILE COMPLETE AND PHOTOS ON REQUEST

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