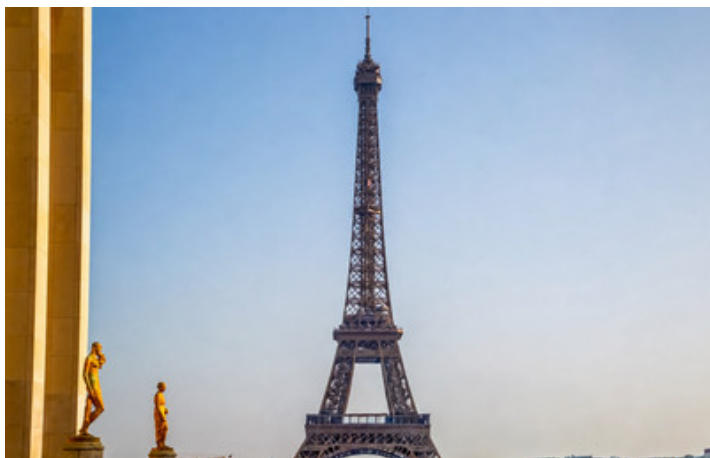
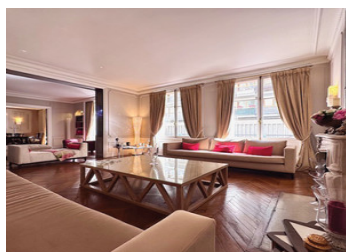


## Prestigious Haussmannian Apartment



## INFORMATION

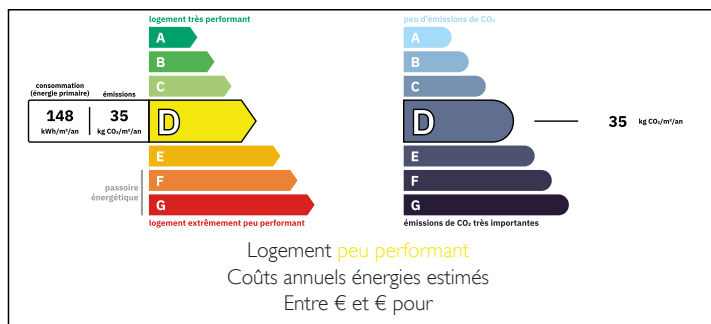
Town:	Paris
Department:	Paris
Bed:	4
Bath:	3
Floor:	242 m2
Plot Size:	0 m2



## IN BRIEF

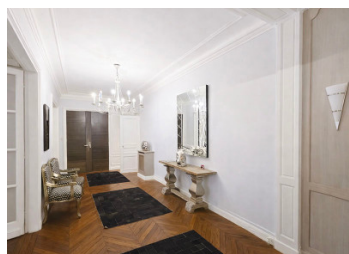
A bright, spacious Haussmannian apartment featuring a triple living room with high ceilings, moldings, herringbone parquet floors, and fireplaces. Flexible layout with multiple bedrooms and a separate kitchen to customize. Located in a prestigious building with elevator and concierge—ideal for elegant living and entertaining.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Prestigious Apartment – 242 sqm – Prime Trocadéro / Eiffel Tower Address

Set in one of the most exclusive locations on Paris's Right Bank, just moments from Trocadéro (Metro line 9) and served by bus lines 32, 52, and 63, and within walking distance of the Eiffel Tower, this exceptional 242 sqm reception apartment embodies the very essence of refined Parisian living.

Located on the 1st floor of a distinguished Haussmannian building with elevator and concierge, this rare property immediately impresses with its remarkable volumes, abundant natural light, and beautifully preserved period features.

Elegant and flexible layout:

A magnificent triple reception room with generous proportions offers an ideal setting for entertaining, or for creating multiple living spaces such as formal lounges, dining room, office, or dressing area.

The apartment also features several well-proportioned bedrooms, allowing for a highly adaptable layout tailored to your needs. An independent kitchen remains to be designed, offering full customization potential.

Timeless Haussmannian charm:

Impressive ceiling heights, intricate moldings, herringbone parquet flooring, and original fireplaces all contribute to the authentic character and elegance of this exceptional property.

A property with multiple possibilities:

Perfect as a prestigious primary residence or luxury pied-à-terre, this apartment also represents a rare opportunity for high-end rental investment.

It is equally well suited for select professional uses (such as aesthetic surgeons, consulting firms, etc.), thanks to its strategic location and generous volumes.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES