



## TROCADÉRO, 2-BEDS , STUNNING RENOVATION, 96M2 LOFT STYLE APARTMENT IN TASTEFULLY REPURPOSED BUILDING WITH LIFT

www.leggettprestige.com

TROCADÉRO, 2-BEDS ,  
STUNNING RENOVATION,  
96M2 LOFT STYLE  
APARTMENT IN  
TASTEFULLY REPURPOSED  
BUILDIN...



PROPERTY FACT FILE	
REFERENCE	A24899DPE75
PRICE	€ 1,549,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 510 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	2
ACCOMMODATION	95.56 m²
LAND	0 m²
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	







TROCADÉRO, 2-BEDS ,  
STUNNING  
RENOVATION, 96M2 LOFT  
STYLE APARTMENT IN  
TASTEFULLY REPURPOSED  
BUILDIN...

Ref : A24899DPE75

Paris 75016 - Between Champs-Élysées and the Eiffel Tower -  
95,56m2 - 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

## DESCRIPTIF

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.

Living space : 95.66 m2 total area - 86.63 m2 Carrez (ceiling > 1.80m)  
--> Weighted area 91.10 m2

Room details :

Duplex lower - Entrance hall 8.80 m2 ; Bedroom 18.67 m2 m2 ;  
Bedroom 11.42 m2 ; Shower room 3.69 m2 ; Shower room 2.44 m2 ;  
Hallway 3.92 m2 ; WC 1.52 m2 ; Laundry room 3.41 m2 ; Private  
staircase 2.54 m2.

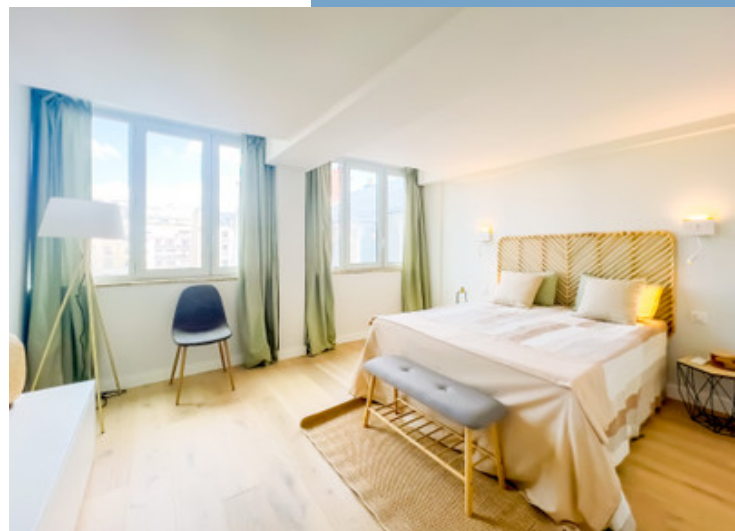
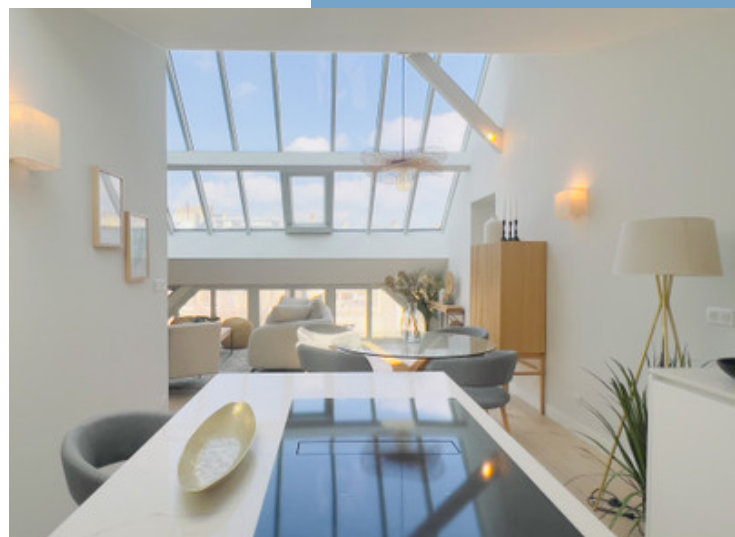
Duplex upper - Living room / American style kitchen 38.30 m2 ; WC  
1,36 m2.

The residence comprises 9

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

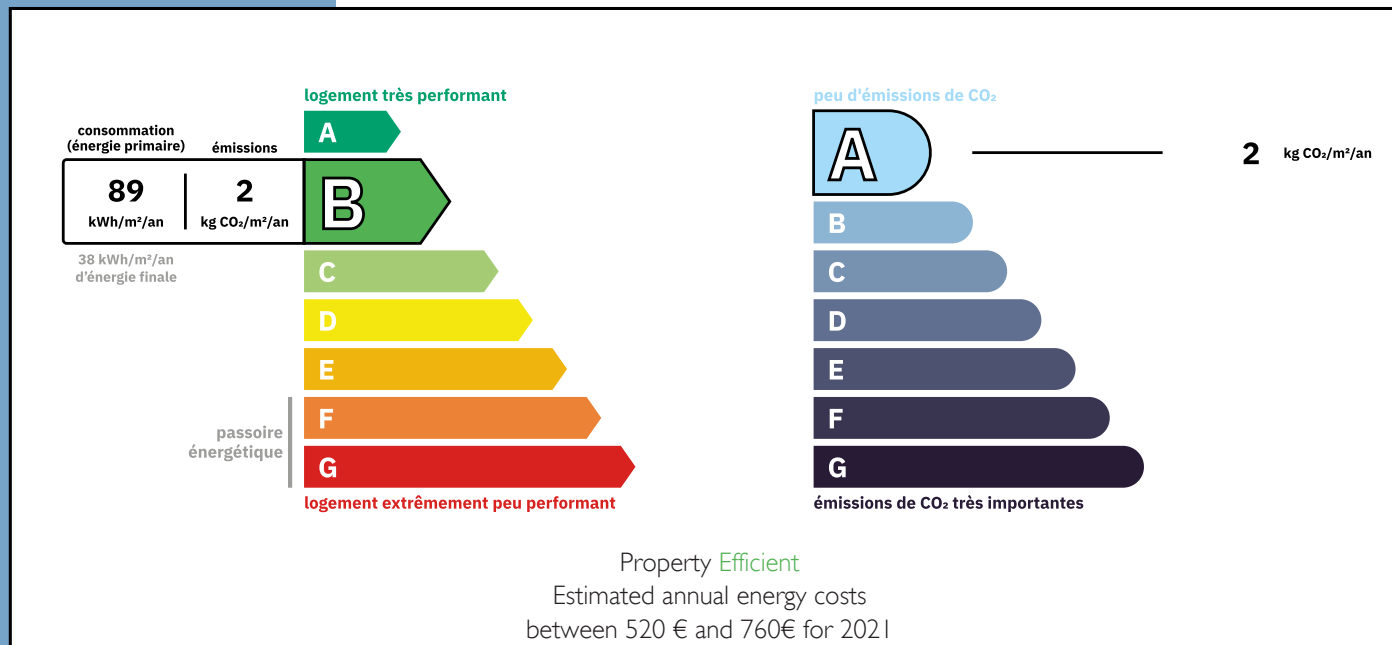
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

TROCADÉRO, 2-BEDS ,  
STUNNING RENOVATION,  
96M2 LOFT STYLE  
APARTMENT IN TASTEFULLY  
REPURPOSED BUILDIN...

Ref : A24899DPE75

## ENERGIE-DPE

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



## 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 : 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)