



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

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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 m ² |
| LAND | 0 m ² |
| 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 -
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.

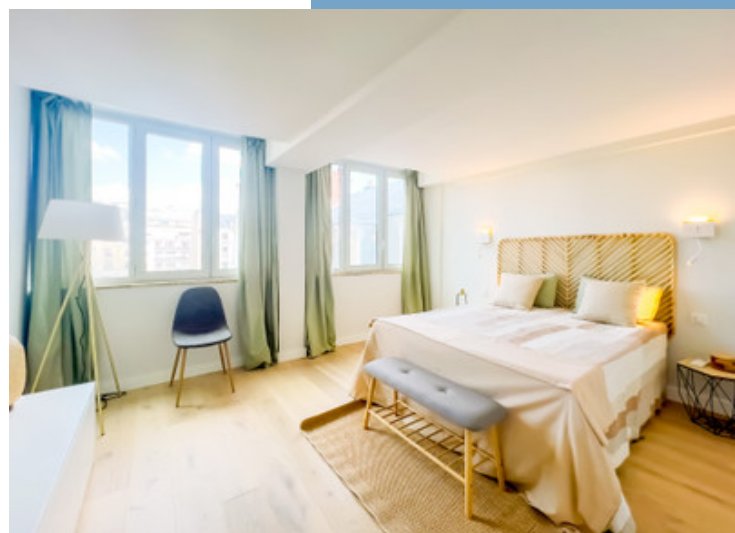
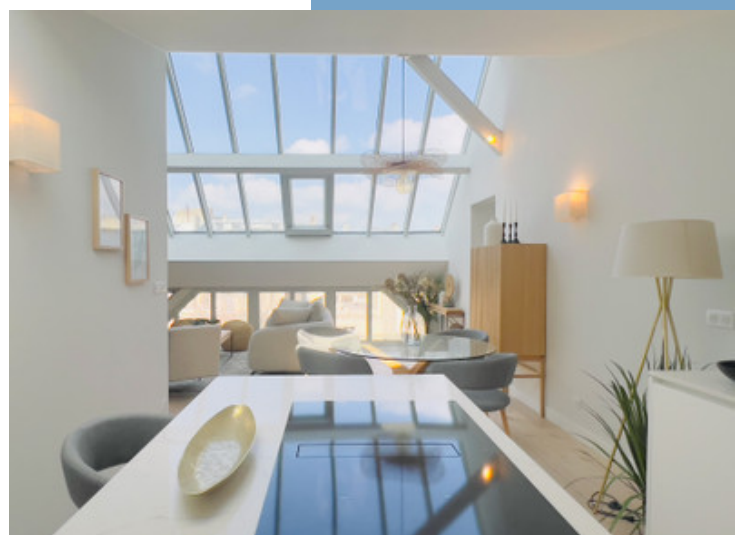
Duplex upper - Living room / American style kitchen 38.30 m2 ; WC
1,36 m2.

The residence comprises 9

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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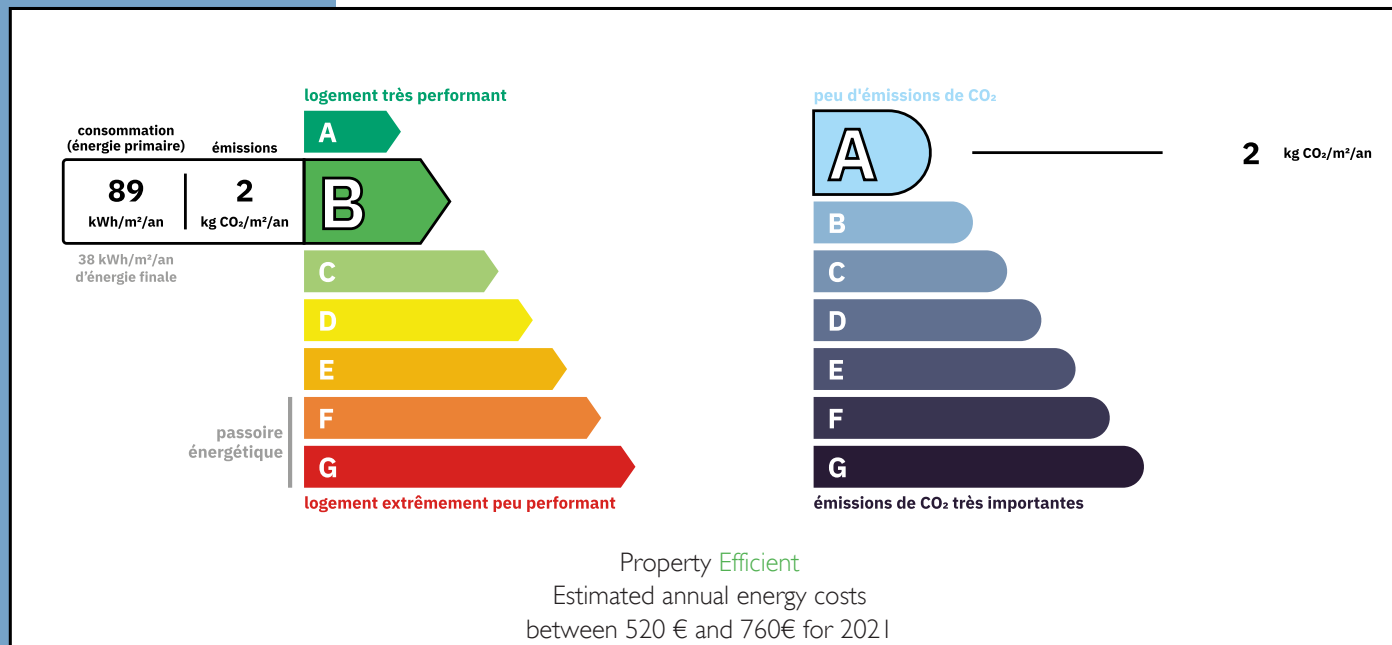
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ENERGIE-DPE

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



NOTICE

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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

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FILE COMPLETE
AND PHOTOS
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