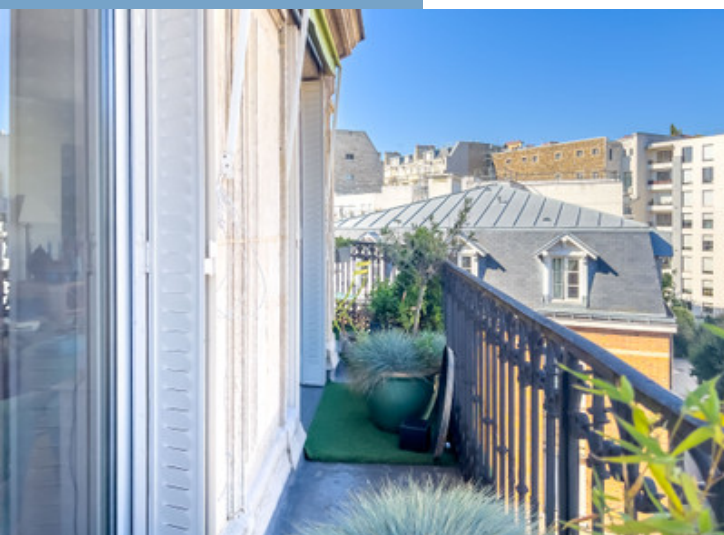
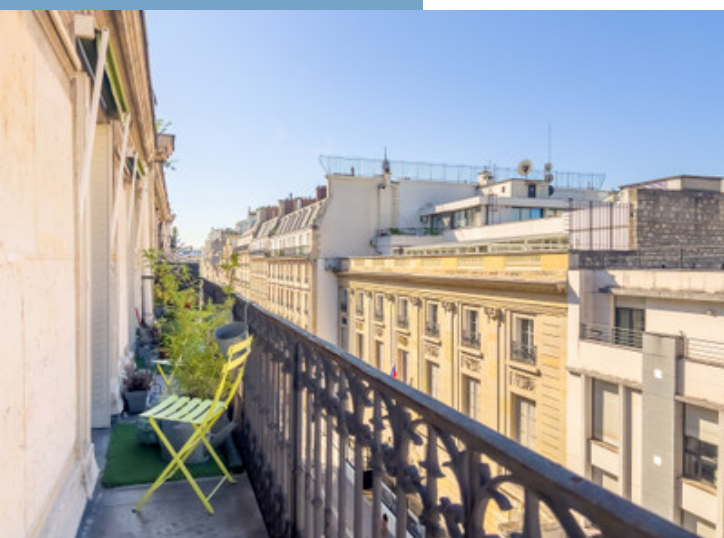
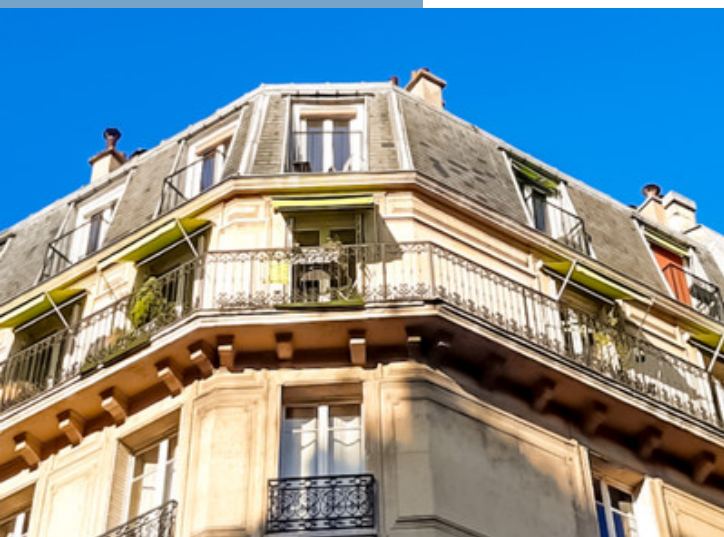


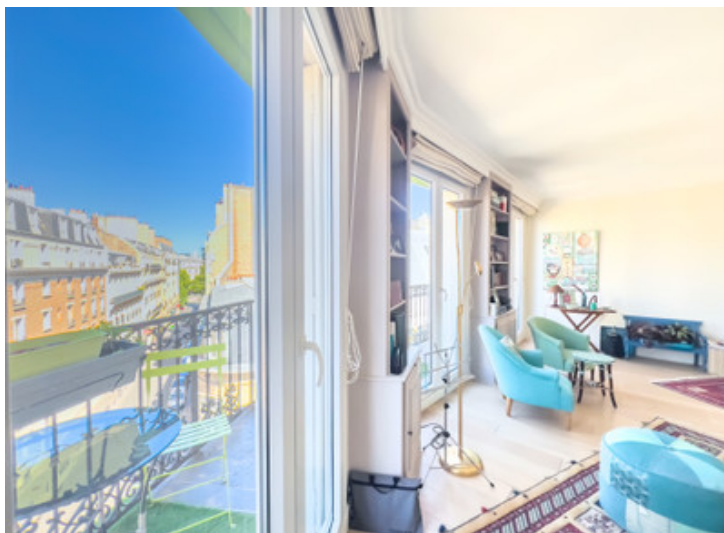


PARIS 75016 VICTOR HUGO, TOP FLOORS 2 BED  
APART, 104M<sup>2</sup> + BALCONIES 15,4M<sup>2</sup>, 5TH FLOOR  
WITH LIFT, STONE BUILDING

PARIS 75016 VICTOR  
HUGO, TOP FLOORS 2  
BED APART, 104M2 +  
BALCONIES 15,4M2, 5TH  
FLOOR WITH LIFT, STON...



PROPERTY FACT FILE	
REFERENCE	A38514DPE75
PRICE	€ 1,650,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	104.55 m <sup>2</sup>
LAND	14 m <sup>2</sup>
TOWN	Paris 16e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	Fiber optic, Double glazing, Panoramic views
<small>*Price based on current exchange rate which is subject to change</small>	







PARIS 75016 VICTOR  
HUGO, TOP FLOORS 2  
BED APART, 104M2 +  
BALCONIES 15,4M2, 5TH  
FLOOR WITH LIFT,  
STON...

Ref : A38514DPE75

PARIS 75016, between Champs-Élysée and Trocadéro - 105m2 + 16m2 South-West facing balconies - EPC E/E - See 360 visit and floorplan - Bathed in light with an unobstructed view of the sky for this 2 bed corner duplex on the top 2 floors of a very attractive well-maintained and secure Hausmann building dating from 1890 with

## DESCRIPTIF

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 professional, 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) --> Weighted area 108.01 m2 = 15.276 euros/m2
- Total living space --> 104.55 m2 floor area ; 101.19 m2 Carrez law ; 14 m2 running balcony ; 2 further balconies for a total of 1.42 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
- Cellar --> 5.30m2 valued at 2,500 euros/m2
- Freehold --> 135 / 1004th of the general common parts of the building

Features : Building built on a human scale and ideally located, triple exposure corner property bathed in light, beautiful unobstructed views, duplex with spiral staircase, well maintained over the years and ready to move in after a refreshing of the paintwork, lat

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38514DPE75>

COMPLETE FILE AND PHOTO ON REQUEST



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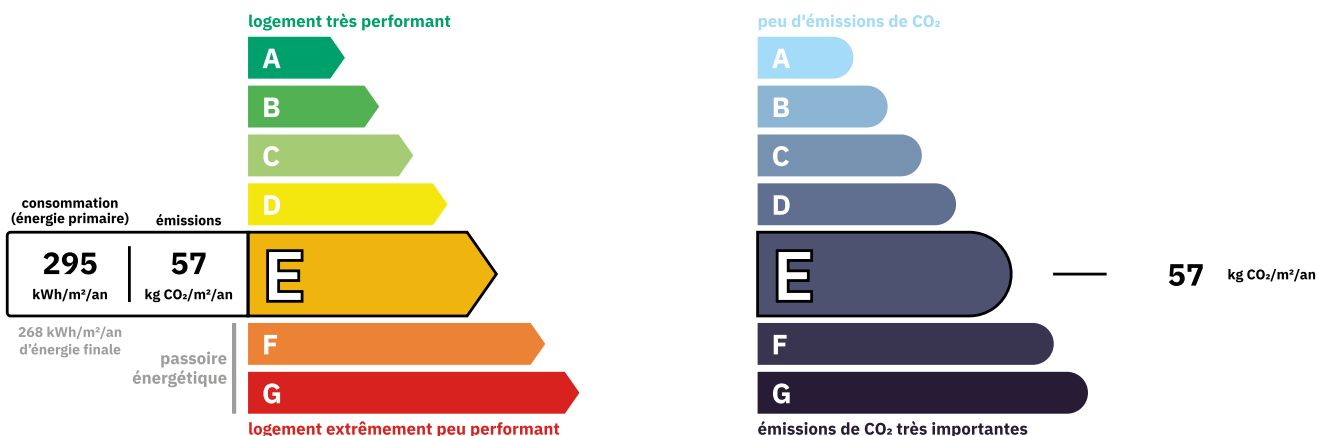
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

PARIS 75016 VICTOR HUGO,  
TOP FLOORS 2 BED APART,  
104M2 + BALCONIES 15,4M2,  
5TH FLOOR WITH LIFT,  
STON...

Ref : A38514DPE75

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 2620 € and 3600€ for 2022

## 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 : A38514DPE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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