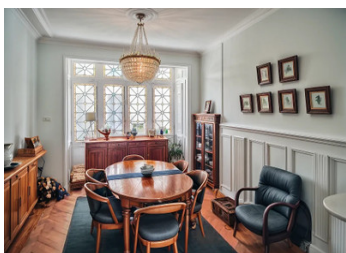


Paris 8 | Magnificent 5-room apartment of 109 m | 1st floor | Maid's room 8 m, 2 cellars and private terrace



INFORMATION

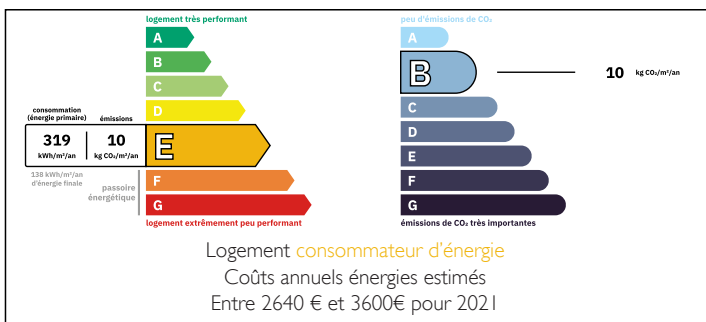
Town:	Paris 8e Arrondissement
Department:	Paris
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	0 m2

IN BRIEF

Golden Triangle - Steps from Avenue George V and the Champs-Élysées - Rare on the market!

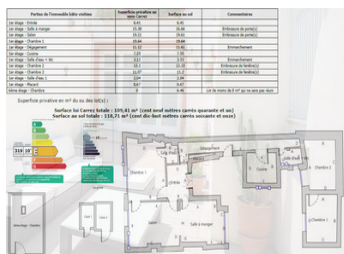
Discover this magnificent 109 m² flat, with a total floor area of 118 m², on the 1st floor, comprising a double living room, three bedrooms, and a 37 m² terrace with private use, an 8 m DE BONNE ROOM, a rare asset in this prestigious area. Located in the heart of the Golden Triangle, one of the most sought-after addresses in Paris, this flat combines elegance, comfort and exclusivity. In addition to its spacious rooms, this property comes with two cellars, offering additional storage space. Located on rue Magellan, just a stone's throw from the Avenue des Champs-Élysées, this property represents an exceptional opportunity for those looking for a family home in a prestigious setting, with the option of converting it for FREE-RELEASE...

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

The living areas, including the double lounge, are spacious and bright, with generous ceiling heights and large windows that create an elegant and welcoming atmosphere. The three bedrooms provide the ideal setting for a family looking for a comfortable and prestigious place to live, while the terrace, accessible from the living room, is a haven of peace in the heart of the capital. This flat also offers great potential for personalisation, allowing future owners to adapt the spaces to their own tastes and needs, both in terms of layout and decoration.

The Triangle d'Or district

Located in the 8th arrondissement of Paris, the Triangle d'Or is one of the city's most prestigious areas, bounded by the avenues Montaigne, George V and des Champs-Élysées. The area epitomises pure luxury, with its haute couture boutiques, 5-star hotels and Michelin-starred restaurants, making it a sought-after place to live for an international clientele. Living in the Golden Triangle means having access to the most prestigious fashion brands such as Dior, Louis Vuitton and Chanel, while being close to iconic monuments such as the Arc de Triomphe, the Grand Palais and the Théâtre des Champs-Élysées.

Access and public transport

Beyond its glamour, the Golden Triangle is also a practical and well-connected place to live. The flat is close to George V and Franklin D. Roosevelt metro stations, offering fast connections to other parts of Paris. RER A and several bus lines also provide direct access to various key points in and around the...

LOCAL TAXES

Taxe foncière: 1554 EUR

Taxe habitation: EUR

NOTES