

Ref: A36899BTX75

Price: 2 394 000 EUR

agency fees to be paid by the seller

Magnificent 1925 through-flat facing the Eiffel Tower, 162m, double living room, 2 to 3 bedrooms.















## INFORMATION

Town: Paris 16e Arrondissement

Department: Paris

Bed: 3

Bath: 2

Floor: I62 m2

Plot Size: 0 m2

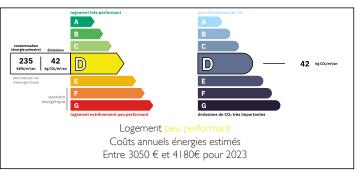
#### IN BRIEF

Rare! A magnificent flat in a 1925 freestone building, in perfect condition, featuring a double reception room with uninterrupted views on the Eiffel Tower, the Quais de Seine right down the building.

An exceptional property in an equally exceptional

An exceptional property in an equally exceptiona setting!

# ENERGY - DPE



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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.

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## I OCAL TAXES

Taxe habitation: EUR

### **NOTES**

## DESCRIPTION

75016 - Located on the Avenue de New York, facing the Eiffel Tower and the Seine, Leggett Prestige offers this superb 5-room flat on the 1st floor of a perfectly maintained 1925 freestone building, with lift.

#### General layout:

° The wide, comfortable main staircase leads to the 1st floor, where you will find a vast entrance hall opening via double doors onto the large reception room (39 m²) with its fireplace and three double-glazed windows overlooking the Quais de Seine and the Eiffel Tower. An adjoining lounge or dining room or library also offers a stunning view on the Eiffel Tower.

On the right side of the entrance is the fully-equipped kitchen (Bosch appliances), which opens onto the inner courtyard. Very bright and airy.

Opposite the entrance, a large custom-made oak cupboard/bar cleverly conceals access to the long corridor that leads to the following rooms:

- A bathroom with double wash-hand basin, walk-in shower and WC.
- Separate WC with wash-hand basin.
- Numerous built-in storage cupboards.
- The first bedroom is very bright, peacefull and overlooks the courtyard  $(14 \text{ m}^2)$ .
- Then there is the very bright, peacefull and cosy master double-sided bedroom, also overlooking the courtyard, It also has its own bathroom with real bath.

All the rooms offer very high ceilings (2.98 m). Herringbone parquet flooring throughout, mouldings and fireplace.