

Paris, ultra chic nr. Champs Elysées, museums, theatres, 38m one bed apart. to modernise, 4th floor, elevator

EXCLUSIVE



INFORMATION

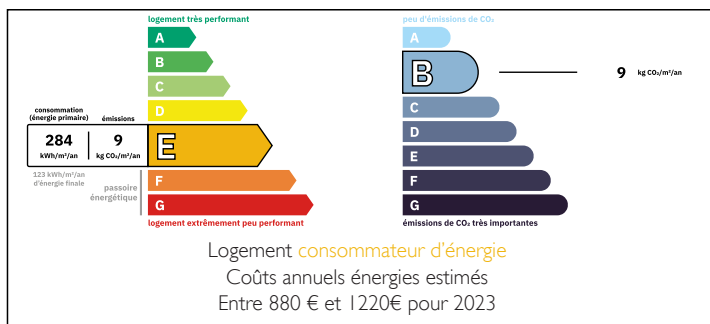
Town:	Paris 8e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	38.02 m2
Plot Size:	0 m2

IN BRIEF

Extremely prestigious location 100m from the President's official residence, close to the Champs Elysées in the heart of Paris' 8th arrondissement on a quiet street of antique dealers and art galleries. This bright, 4th floor, single bed, 38m² apartment is accessed from the quiet cobbled private courtyard by an elevator. Current layout includes a 20m² living room with open kitchen, one 11m² bedroom and a comfortably sized bathroom. With some original features (fireplace, parquet flooring) but in need of some modernisation to rekindle its Parisian glory and meet modern living standards. The exceptional location grants easy access on foot to museums, theatres, French luxury brand shopping or a 3 Michelin star meal at Le Bristol (only 2mn walk). For the rest of Paris just hop on the métro at Champs Elysées Clémenceau (Lines 1 & 13) or Miromesnil...

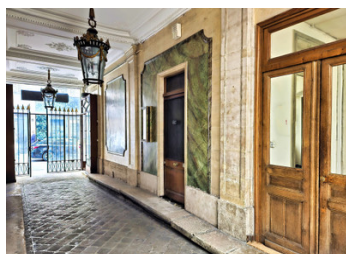


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1071 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestling on rue de Miromesnil in the administrative district of Madeleine at the heart of Paris' über-chic 8th arrondissement, this 6 floor building is only 100m away from the Palais de l'Elysée – the French President's official residence currently occupied by Emmanuel Macron. Some of the world's best known landmarks and museums* are just a few minutes' walk away – and yet, this double apartment is an oasis of calm as it sits on a private courtyard accessed via a passageway from a quiet one-way street populated by galleries and antique shops frequented only by those in the know.

*Here are just a few: Champs Elysées, Place de la Concorde, Grand Palais, Petit Palais, Pont Alexandre III, André Jacquemart Museum, La Galerie Dior.

Apartment floorspace 38m² = 12 020 euros/m² -
Room sizes: entrance 2.02m² ; living room/kitchen 19.66m² ; bedroom 11.24m² ; Bathroom 5.1m² ;

Current heating : individual electric radiators.

Water heater (individual electric immersion heater, Brand: Sauter, Model: TOKAYO) installed in 2024

Potential gross rental return = €1 554 pcm = 4,08 %

Annual property tax : € 1 071

Transport : Métro Miromesnil (Lines 9 and 13) 200m on foot; Métro Champs Elysées-Clémenceau (Lines 1 and 13) 600m on foot

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