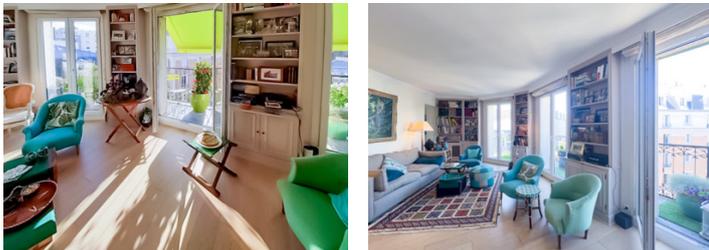
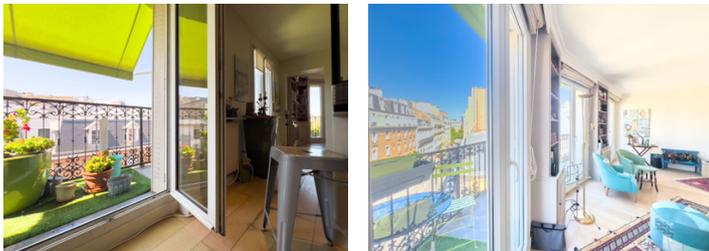


Paris 75016 Victor Hugo, top floors 3 bed apart, 130m2 + Balconies 17,5m2, 6th floor with lift, stone building



## INFORMATION

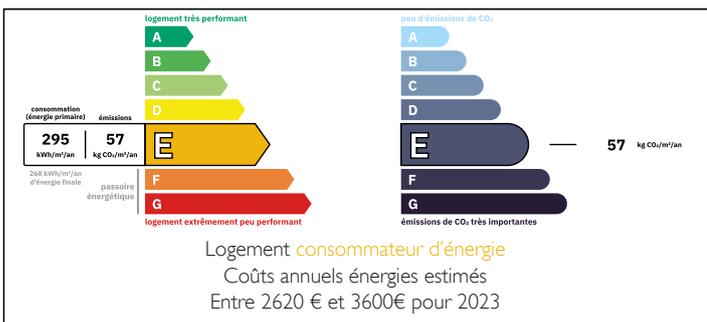
Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	131 m2
Outside Space:	17 m2



## IN BRIEF

PARIS 75016, between Champs-Élysée and Trocadéro - 130m2 + 17m2 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 + studio duplex on the top floors of a very attractive well-maintained and secure Hausmann building dating from 1890 with lift. A very chic location for this property, with its 7 full-height windows providing exceptional light, a welcoming entrance hall, a bright living room, a very attractive bespoke kitchen opening onto the dining room, a bathroom and separate WC. The upper duplex includes a study, 2 bedrooms, 22m2 studio, 5 balconies (3.52m2) and 2 shower room with laundry area. A cellar completes this dbl exposure property with no vis-a-vis over the Paris rooftops, located between Boissière and Victor Hugo, a residential and...

## 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

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) + Studio (lots 15, 16 et 17) --> Weighted area 130,68 m<sup>2</sup> = 15.305 euros/m<sup>2</sup>

- Total living space -

Apartment -> 104.55 m<sup>2</sup> floor area ; 101.19 m<sup>2</sup> Carrez law ; 14 m<sup>2</sup> running balcony ; 2 further balconies for a total of 1.42 m<sup>2</sup>

Independent studio --> 22.80 m<sup>2</sup> floor area; 20.43 m<sup>2</sup> Carrez; 5 balconies for a total of 3.52 m<sup>2</sup>

Room details: Lower duplex --> Entrance 9.22 m<sup>2</sup> ; Living room 25.13 m<sup>2</sup> ; Dining room 15.24 m<sup>2</sup> ; Kitchen 12.82 m<sup>2</sup> ; Terrace 14 m<sup>2</sup> ; Bathroom 5.50 m<sup>2</sup> ; Toilet 1 m<sup>2</sup> ; Cupboards 1.60 m<sup>2</sup> + 0.33 m<sup>2</sup>. Upper duplex --> Study 8.30 m<sup>2</sup> including 1.20 m<sup>2</sup> cupboard ; Bedroom 1 - 10.30 m<sup>2</sup> ; Bedroom 2 - 9 m<sup>2</sup> ; Shower room 5.61 m<sup>2</sup> ; Storage 2.40 m<sup>2</sup> ; Balcony 0.72 m<sup>2</sup> and 0.70 m<sup>2</sup>. Studio --> Séjour 15,20 m<sup>2</sup> ; Cuisine 4,85 m<sup>2</sup> ; Salle d'eau 2,75...

## LOCAL TAXES

Taxe foncière: **3299 EUR**

Taxe habitation: **EUR**

## NOTES