

Paris 75016 Victor Hugo, top floors 2 bed apart, 104m2 + Balconies 15,4m2, 5th floor with lift, stone building

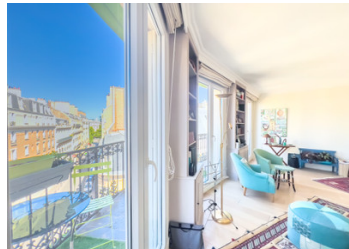
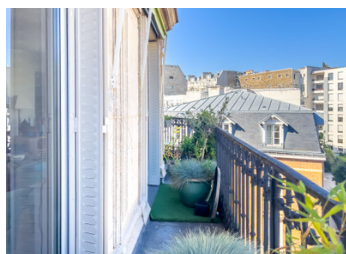
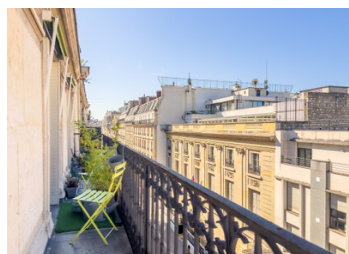


INFORMATION

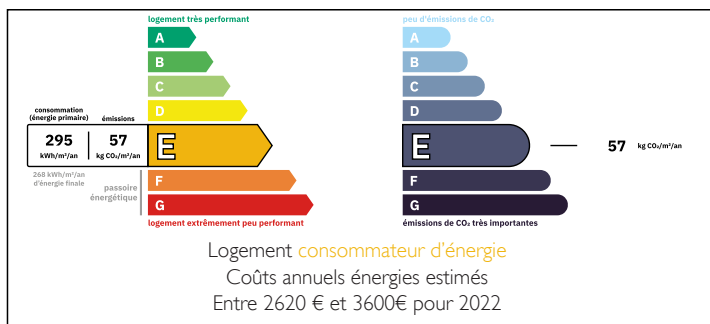
Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	104.55 m2
Outside Space:	14 m2

IN BRIEF

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 Haussmann 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 25m2 living room, a very attractive bespoke 11m2 kitchen opening onto the 15m2 dining room, a bathroom and separate WC. The upper duplex includes a study, 2 bedrooms, 2 balconies (1.4m2) and 1 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...

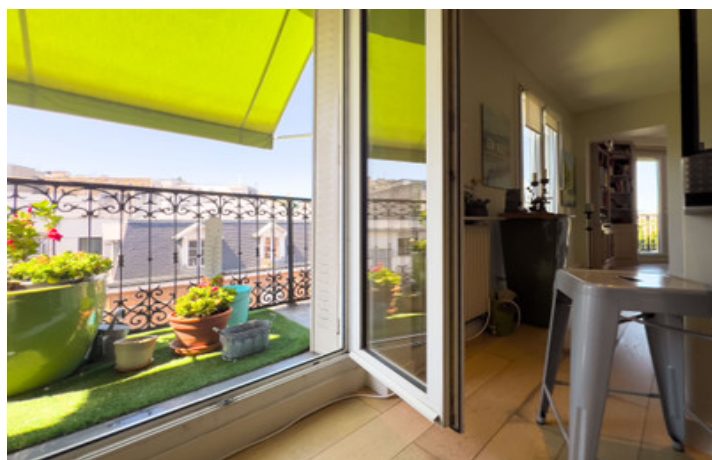


ENERGY - DPE



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: 2760 EUR

Taxe habitation: EUR

NOTES

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) --> 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...