

PARIS 16TH (PORTE-DAUPHINE) 75116 FRANCE

€773,800

150 Years
JOHN D WOOD & CO.

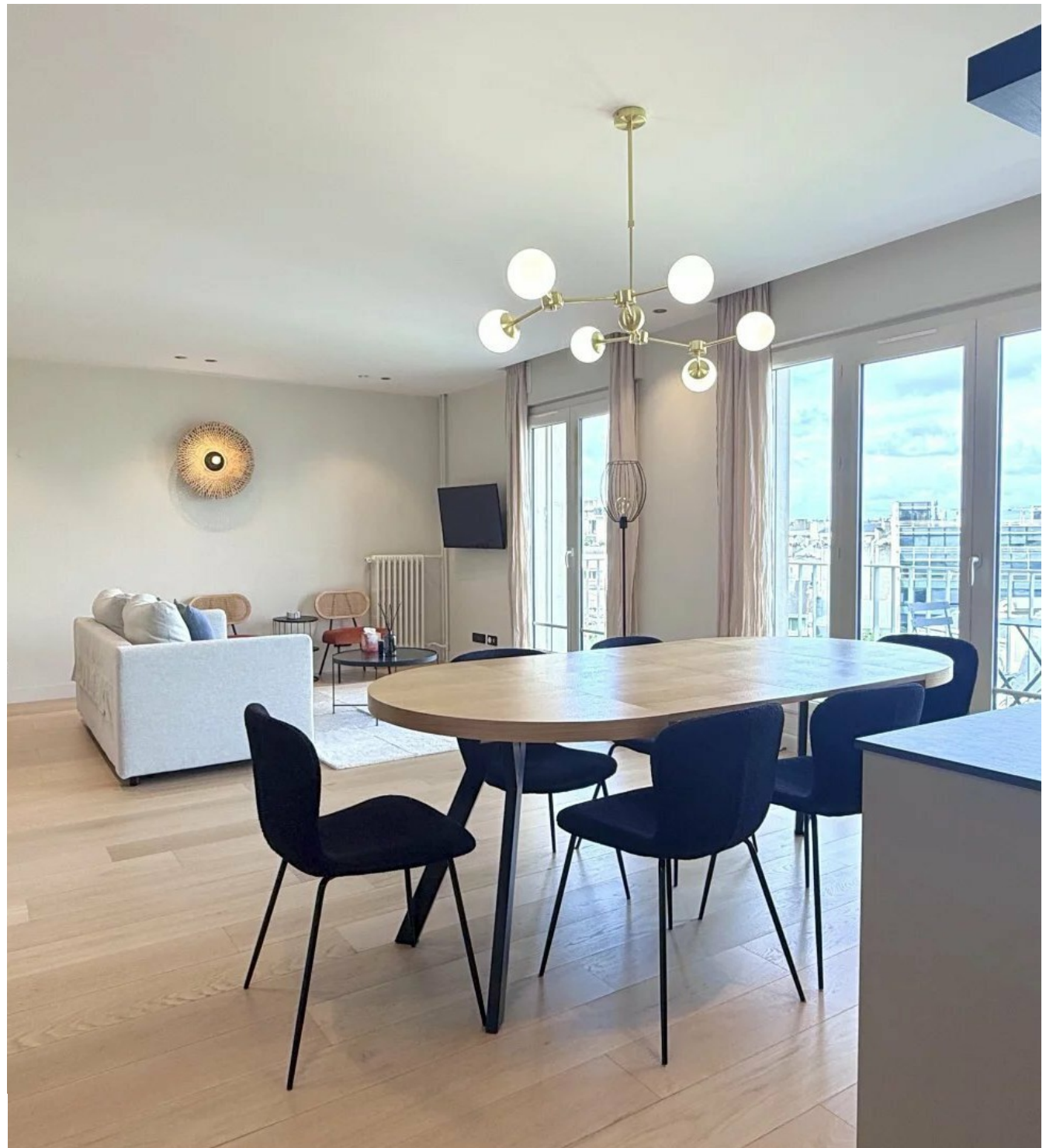
London, Country & International Property

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FRANCE

Ideally located in the heart of the highly sought-after Victor Hugo neighborhood. This 47 sq.m apartment (Loi Carrez) is situated on the 8th floor of a high-end condominium, benefiting from a caretaker service and a large internal garden. Completely renovated last year and now air-conditioned, it offers a living environment of absolute comfort. The 17.5 sq.m living room opens through large bay windows onto a 6 sq.m balcony. Facing due West, this outdoor space offers a bright, unobstructed view over greenery and the city of Paris. The sleeping area features a comfortable and peaceful 14 sq.m bedroom. Every square meter of this floor plan has been optimally designed.

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Technical amenities include double-glazed windows, a D-class energy rating (DPE), and collective heating via the Parisian urban heating network (CPCU). An exceptional, private, and airy pied-à-terre, perfectly combining the prestige of the address, modern comfort, and open views. For more information regarding the risks to which this property is exposed, please visit the Géorisques website:

www.georisques.gouv.fr. Coldwell Banker Alcapa Invest - SIREN 793 427 386. Adeline NEHLIL - Independent Real Estate Agent - EI - RSAC N° 942 400 763.

