

PARIS 8TH 75008 FRANCE

**€2,750,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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PARIS 8TH DISTRICT — HAUSSMANNIAN ELEGANCE NEAR THE CHAMPS-ÉLYSÉES  
Set within a superb high-end Haussmannian building in the heart of Paris' prestigious 8th arrondissement, this remarkable 215 sqm apartment offers a rare lifestyle opportunity combining Parisian elegance with strong value-enhancement potential. The building immediately impresses with its outstanding features, including a magnificent carved wooden staircase, period stained-glass windows, refined common areas, and the presence of a concierge.

**215 m**

**€2,750,000**



Currently arranged as office space, the property offers exceptional potential to be transformed back into a prestigious reception apartment, fully showcasing the elegance and nobility of classic Haussmannian architecture. The apartment benefits from generous volumes, beautiful natural light, and impressive ceiling heights. Its preserved period features — original parquet flooring, marble fireplaces, and decorative moldings — beautifully reflect the character of the property. Its current layout also offers the possibility of being divided into two separate units, creating an especially attractive opportunity for investors or long-term asset optimization. A private and prestigious address just a few steps from the iconic Champs-Élysées avenue. Sale price: €2,750,000 (Agency fees payable by the seller) Co-ownership: 31 main lots Estimated annual charges: €10,111 Energy rating (DPE): F Estimated annual energy costs (approximate): between €11,820 and €16,040 per year. Information regarding potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



