

## Apartment for Sale to Paris



### 224 sqm | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7

In the 6th arrondissement of Paris, in a prestigious Haussmannian building, with elevator and concierge service, we offer for sale an elegant apartment on the first floor. The interior spaces, carefully renovated, are developed around an entrance that leads to a large living room and a welcoming dining room. The kitchen, positioned in a practical corner configuration, is habitable and functional. The sleeping area consists of three large bedrooms, served by three bathrooms complete with toilets. A practical study further enriches the living spaces. The apartment also includes a guest toilet and numerous functional spaces, ideal for wardrobes and storage rooms.

The double exposure to the east and south-west guarantees excellent brightness and offers a view without vis-à-vis.

The apartment combines classic charm and modernity, with parquet floors, moldings, period fireplaces and ducted air conditioning.

Energy class D. A cellar completes the property.

It is also possible to purchase two service rooms separately, respectively 9.9 m<sup>2</sup> and 7.5 m<sup>2</sup>, at a total price of 200,000 euros. The building is in excellent condition. A unique opportunity in one of the most exclusive and sought-after areas of Paris, near the Luxembourg Gardens.

### Property details

**Ref.:** 13026

**Reason:** Sale

**Type:** Apartment

**Region:** Île-de-France

**Province:** Paris

**Municipality:** Paris

**Price:** € 3.450.000

**Total sq.m.:** 224 sqm

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

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V.A.T. 03113370013

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 7

**Lift:** Yes

**Age Construction:** 1890

**Available:** Yes



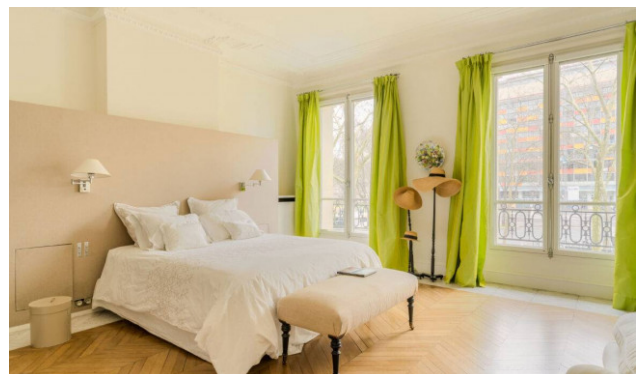
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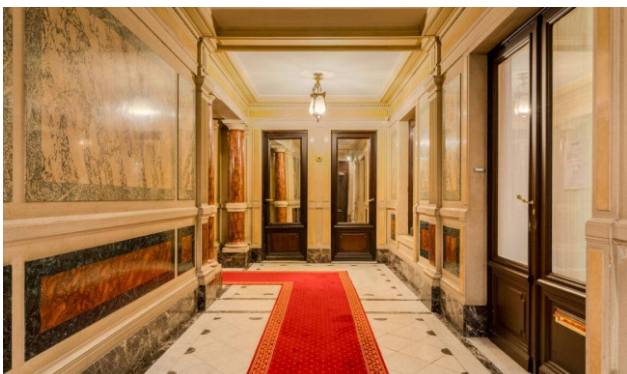
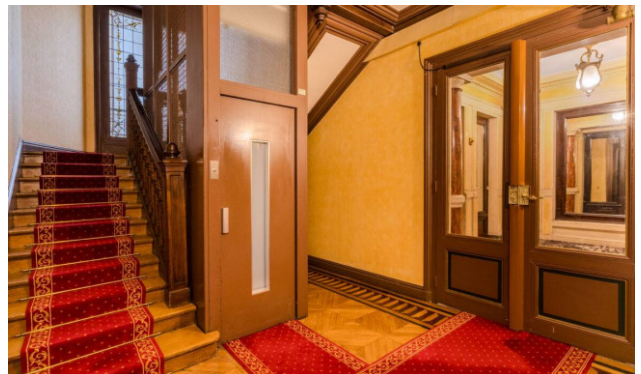
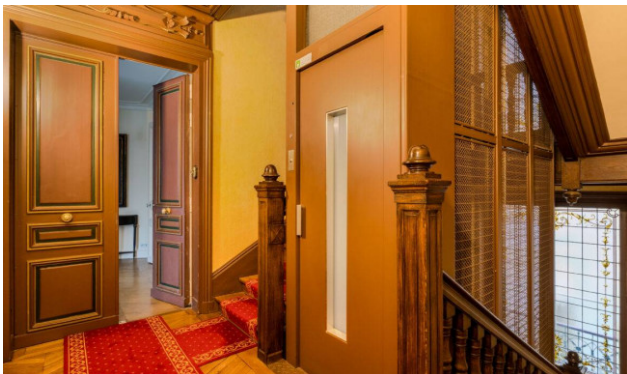
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