



VENDÔME ESTATE



## BIG LUXURY DUPLEX APARTMENT NEAR CHAMPS ELYSEES

Rue la Boétie

On request

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Apartment  
147,0 m<sup>2</sup>  
Floor: 5

Rooms: 6  
Bedrooms: 3

Bathrooms: 2

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### PARIS VIII - BIG LUXURY DUPLEX APARTMENT NEAR CHAMPS ELYSEES - 3 BEDROOMS 161M<sup>2</sup>

Paris VIII rue la Boétie between St Philippe du Roule and Franklin Roosevelt - 6 room apartment with 3 bedrooms (possible 4). Near Champs Elysées, 200m from Triangle d'Or. We offer you a duplex designed by an architect on the 5-6 floors by elevator of a beautiful Haussmann building, an elegant reception apartment with a double living room, with a large continuous balcony - unobstructed side view, with a surface area of 161 m<sup>2</sup> ( 147m<sup>2</sup> square).

The apartment consists of an entrance with a table/equipped island kitchen, a double reception room with very large plasma screen (home cinema style), a modern gas fireplace, with continuous balcony, a bedroom, toilet and shower room, on the upper floor via internal staircase: an office or small gym, two bedrooms, a dressing

room, 1 bathroom with walk-in shower, a bathtub, a toilet, two sinks.

Moldings, fireplaces, modular layout.

Secure building with Guardian. A cellar in the basement completes this property.

Work required in the co-ownership are already paid and are in process.

Close to shops and restaurants, easy transport (metro lines 1 and 9).

Fees payable by the seller. DPE: E. GES: D. Estimated amount of co-ownership charges: 6,500 euros annually.

No procedure in progress. Condominium lots in this building: 24.

Information on the risks to which this property is exposed is available on the Géorisks website

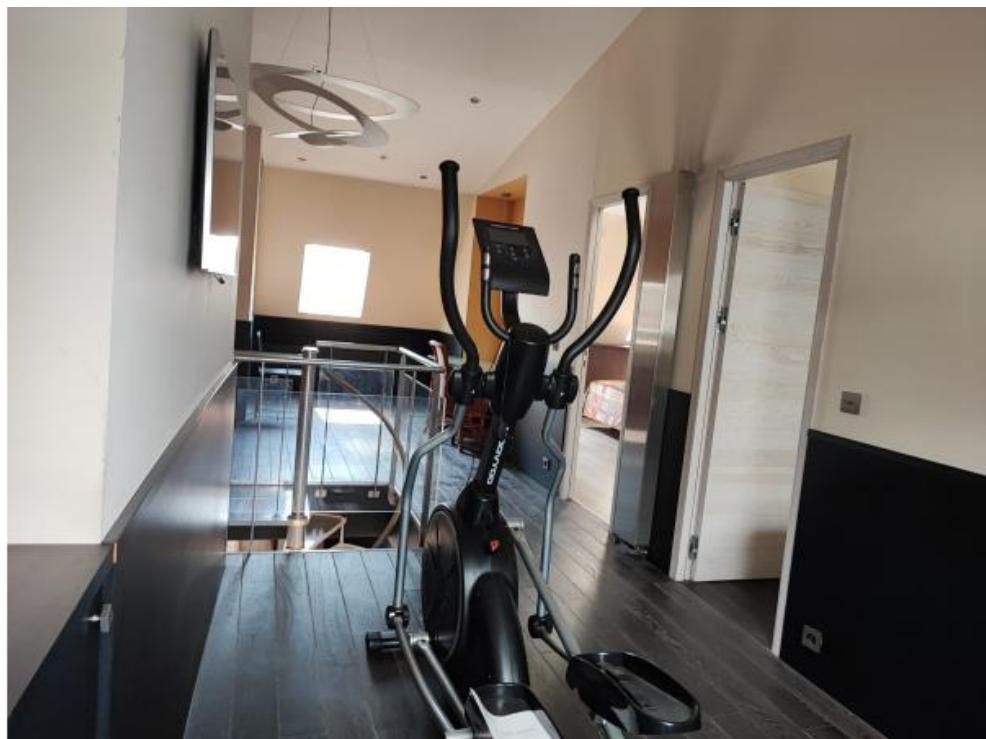
<https://www.georisks.gouv.fr>

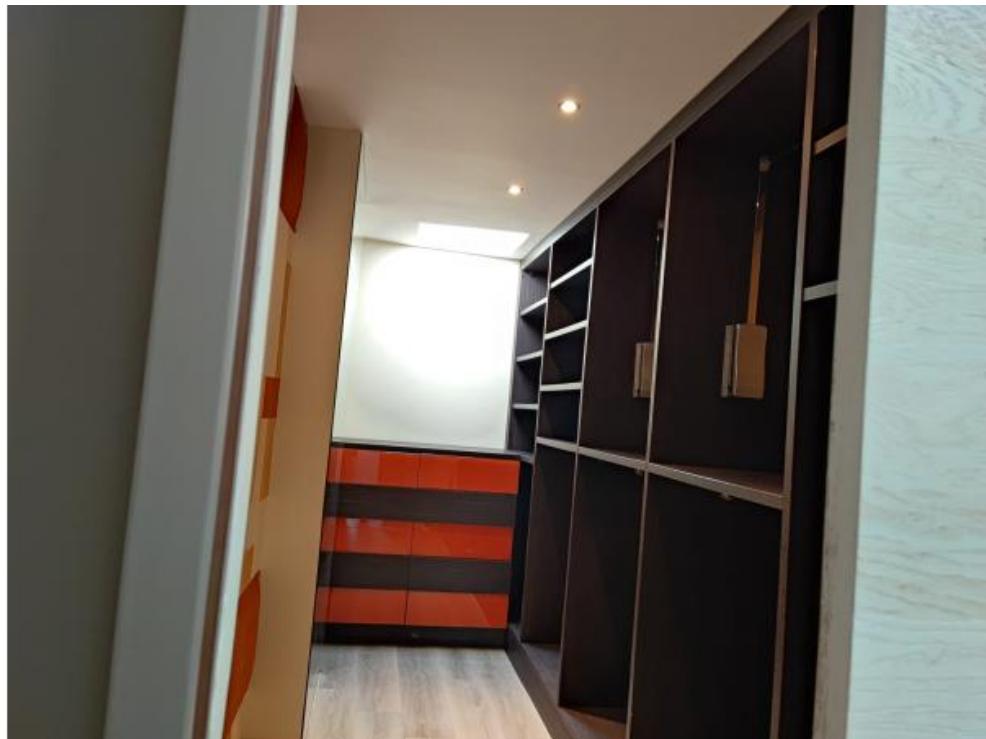














## Details

- 1 Entrance
- 1 Double reception room
- 1 Open kitchen
- 1 Shower room / toilet
- 3 Bedrooms
- 1 Hallway
- 1 Walk-in closet
- 1 Office
- 1 Bathroom / toilet
- 1 Balcony

## Additionally

- Charm of 1890
- Parquet flooring, moldings, fireplace
- Secure building with caretaker.
- View of the monuments
- Individual gas heating

## Legal information

- Energy - Conventional consumption 298 kWhEP/m<sup>2</sup>.year (E)
- Energy - Estimated emissions 63 kg CO<sub>2</sub>/m<sup>2</sup>.year (E)
- Charges: 6,500 Euros per year
- Facade renovation work has already been voted,

- 1 Cellar
- paid for, and is currently being carried out.
- 2 units for sale
- Fees payable by the seller.
- Georisks: Information about the risks to which this property is exposed is available on the Georisks website <https://www.georisks.gouv.fr>

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