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## Apartment with view of the Eiffel Tower - Croulebarbe district

Paris , Paris , Paris Ile-de-France



# €1,200,000

inc. of agency fees

2 Beds    1 Baths    105.97 sqm

Located in the charming Croulebarbe district, on the 12th floor of the famous Albert Tower, the Espaces Atypiques Rive Gauche agency offers you this vast 104 m<sup>2</sup> Carrez apartment with a loft spirit. This...

### At a Glance

<b>Reference</b>	MFH-PARIS7436-copy1	<b>Near to</b>	Paris	<b>Price</b>	€1,200,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	105.97 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the charming Croulebarbe district, on the 12th floor of the famous Albert Tower, the Espaces Atypiques Rive Gauche agency offers you this vast 104 m<sup>2</sup> Carrez apartment with a loft spirit. This exceptional property offers a breathtaking view of the emblematic monuments of Paris.

The Albert Tower, known for being the first residential skyscraper in Paris, is now listed in the register of historical monuments. It offers you a place to live rich in history and an architectural style unique in the world. Living in this building means enjoying a rare cultural heritage while enjoying modern comfort.

Upon entering the apartment, you will immediately be seduced by the architecture and generous volumes. The vast and bright 58 m<sup>2</sup> living room, semi-open to a fitted kitchen, is bathed in natural light thanks to large bay windows. The splendid view of Paris, with the Eiffel Tower in the center, adds a spectacular dimension to the living space. The exposed steel structure, characteristic of the apartment, gives a raw and authentic industrial style to the open-plan room.

The sleeping area is perfectly integrated into the general style of the apartment. Two large bedrooms offer a comfortable and elegant setting. One of them has a round bathtub, adding a touch of luxury to the whole. Plenty of storage space is available to maximize the space. A separate toilet and a large shower room with sauna complete this space, offering all the necessary comfort.

The building itself is a true architectural and cultural gem. Its proximity to the René Le Gall square and public transport makes it a practical and pleasant place to live. The apartment, with its steel structure, its vast spaces and its fully modular plan, offers a unique and flexible living environment, perfectly adapted to modern needs.

A parking lot and a cellar complete this exceptional property, adding practical assets to its undeniable charm.

Don't miss the opportunity to live in this unique apartment in Paris. Take advantage of this rare opportunity to become the owner of a piece of history, while enjoying an unrivaled view of the French capital.

Metro:

Glacière (Line 6): 3 min

Les Gobelins (Line 7): 7 min

Place d'Italie (Lines 5, 6, 7): 5 min

ENERGY CLASS: C CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: euros1,620 and euros2,230

- EI - : RSAC N° Paris of which 5.26 % fees incl. VAT at the buyer's expense.

Condominiums of 185 units (No proceedings in progress).

Annual expenses : 9032 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,200,000

## Key Information

Internal Area:	105.97 sqm
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## Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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