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Haussmannian reception near Champs-Élysées

Paris , Paris , Paris Ile-de-France



€1,390,000

inc. of agency fees

2 Beds 1 Baths 96.5 sqm

Rue du Colisée, between the Golden Triangle and Saint-Philippe du Roule, this 96.50 m² (95.04 m² Carrez) crossing apartment is located on the 3rd floor by elevator of a Haussmannian stone building. This...

At a Glance

Reference	MFH-PARIS9086-C1	Near to	Paris	Price	€1,390,000
Bed	2	Bath	1	Hab.Space	96.5 sqm
		Pool	No	Land Tax	N/A

Property Description

Rue du Colisée, between the Golden Triangle and Saint-Philippe du Roule, this 96.50 m² (95.04 m² Carrez) crossing apartment is located on the 3rd floor by elevator of a Haussmannian stone building.

This property is distinguished by its period charm enhanced by modern features. Herringbone parquet

flooring, refined moldings, and original fireplaces create a warm and authentic atmosphere.

The apartment opens onto an entrance gallery that leads to a vast double living room of 52.5 m², bathed in light thanks to four large south-east-facing windows.

It is enhanced by a contemporary open kitchen, fitted and equipped.

On the night side, two bedrooms of 12.5 and 9.4 m² offer comfort and tranquility in the calm of a courtyard.

They are accompanied by a shower room with toilet, a bathroom and separate toilets.

Ideally located near shops, public transport and emblematic places of the capital, this apartment embodies Parisian elegance and modern comfort.

The luxury building offers a secure living environment, with caretaker, digital code and armoured door.

Finally, an 8 m² cellar completes this property.

Metro Franklin D. Roosevelt (lines 1 and 9)

+33 7 65 88 07 14

Condominiums of 20 units (No proceedings in progress).

Annual expenses : 3700 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,390,000

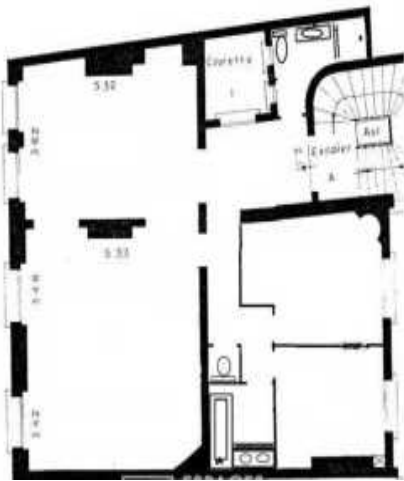
Key Information

Internal Area:	96.5 sqm
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Location: Paris Ile-de-France



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