



## Luxury 4-Room Apartment, Elegance and Serenity, 3 Minutes from the Arc de Triomphe

apartment / purchase

### General information

#### General

Property nr:	M62
Address:	FR-75017 Paris - arc de triomphe Paris France
Region:	Ile-de-France

#### prices

purchase price:	974,000.00 EUR
price is negotiable:	yes
agent fee / commission:	Agency fees paid by the seller.
agent fee including VAT:	yes
agent fee required:	yes

#### measures

residential area:	69 m <sup>2</sup>
number of rooms:	4
number of living rooms:	2
number of bedrooms:	2

#### features

kitchen:	fitted kitchen
bathroom:	with bathtub, with shower
lift:	yes
basement:	yes
chimney port:	yes
fireplace (type):	open fireplace

#### condition

age:	old building
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#### surroundings

zone:	city center
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## administration

<b>type of use:</b>	habitation, investment
<b>suitable as holiday property:</b>	yes

## energy certificate

<b>energy certificate available:</b>	yes
<b>energy efficiency category:</b>	C
<b>type of certificate:</b>	by consumption
<b>consumption including hot water:</b>	yes

## detailed description

Explore an unparalleled living experience within this remarkable 4-room apartment nestled in one of Paris's most iconic neighborhoods. Located in close proximity to the iconic Arc de Triomphe, this sanctuary offers a calm oasis amidst a lively historic district. Discreetly tucked away on a quiet street within the historic epicenter of Paris. A haven of tranquility within a prestigious and vibrant district. The entrance grants access to a first bedroom and a corridor leading to the spacious double living room, providing access to the kitchen and the second bedroom situated at the opposite end of the apartment.

### Unique Features:

Meticulously arranged interiors, delicately blending elegance with practicality.

Facing a peaceful inner courtyard amidst a bustling historic neighborhood.

Renovated with exquisite refinement, this apartment offers a perfect blend of classic elegance and modern functionality.

**Highlights:** Set within a typical Parisian building, this dream apartment boasts high ceilings adorned with delicate moldings, charming fireplaces, and the allure of wooden floors, truly embodying the architectural splendor of Paris.

**Neighborhood Charm:** Beyond its refined interior, immerse yourself in the timeless charm of the neighborhood. From picturesque cafes to sophisticated boutiques, delve into an atmosphere where history meets modern elegance.

**Ideal For:** Discerning individuals seeking a Parisian sanctuary seamlessly blending historical charm with modern comfort. Whether for an urban retreat or a prestigious investment, this apartment appeals to those captivated by the essence of Parisian life.



Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

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**Why Choose This Property:** This remarkable residence is more than just an apartment; it's a representation of Parisian sophistication. With its historical charm, opulent interiors, and an exquisite balance between tranquility and the vibrancy of a bustling district, this residence embodies the very essence of Parisian living. Don't miss the opportunity to own a piece of Parisian elegance, a true representation of urban refinement in Paris. A cellar completes this apartment.

Energy Performance Rating: C Environmental Impact Rating: C

Price: €974,000

Contact us now to schedule a visit or for more information.

Video tour available on our YouTube channel. Agency fees paid by the seller.

Lead Sales Agent: Mr. Sylvain Serge Talvan - 06 58 49 85 16 - sylvain@talvans.com Status: Holder of Transaction Card No.: CPI 7501 2018 000 030 535 NON-FUND HOLDING - ABSENCE OF FINANCIAL GUARANTEE

Price & Information: Talvan's International - Real Estate Agency in Paris (search on Google) or TALVANS.COM

## Gallery







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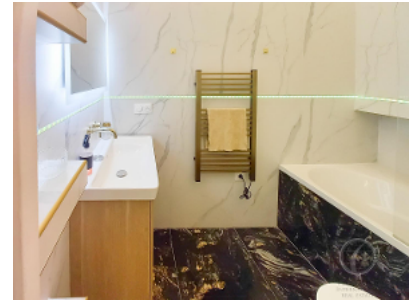
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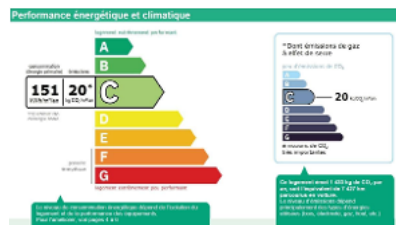
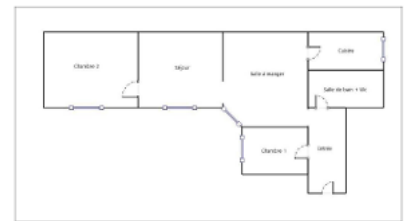
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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
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### Your contact person

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