

# PARIS VIII - TRIANGLE D'OR - CHARACTER APARTMENT WITH BALCONY

3 990 000 €

Ref 86617430S

Paris 8ème - Apartment 2895 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Located in the 8<sup>ème</sup> arrondissement, in the immediate vicinity of Avenue George V and the Champs-Élysées, this apartment enjoys a privileged location within the Golden Triangle. It occupies the second floor of a luxury condominium with well-kept common areas and a janitor, offering a high-quality residential setting and a secure environment. With a surface area of 269 m<sup>2</sup> loi Carrez, this eight-room apartment to renovate boasts spacious volumes, an open-plan layout and elegant old-world charm, enhanced by 4.5 m high ceilings, herringbone parquet flooring, superb marble fireplaces and ceiling moldings. It also features two entrances, offering flexibility of use. Its through-plan layout ensures optimum light throughout the day. The space is organized around a vast gallery serving a reception room, dining room, spacious kitchen, five bedrooms (or more, depending on layout), two shower rooms and three separate toilets. A 6 m<sup>2</sup> balcony extends the living space. A private parking space in the courtyard and a cellar complete this property. Liberal profession authorized. A rare property in the area, offering strong potential for upgrading.

## Vaneau Trocadéro

✉ [trocadero@vaneau.fr](mailto:trocadero@vaneau.fr)

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VANEAU TROCADÉRO 16th  
19, avenue Raymond  
Poincaré 75016 Paris

**Price :** 3 990 000 €

**Surface :** 2895 sq ft

**Rooms :** 9

**Bedrooms :** 3

**Floors :** 4

**Bathrooms :** 1

**Shower rooms :** 1

**Elevator :** Yes

**Parkings :** 1

**Digicode :** Yes

**Intercom :** Yes

**Caretaker :** Yes

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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés