

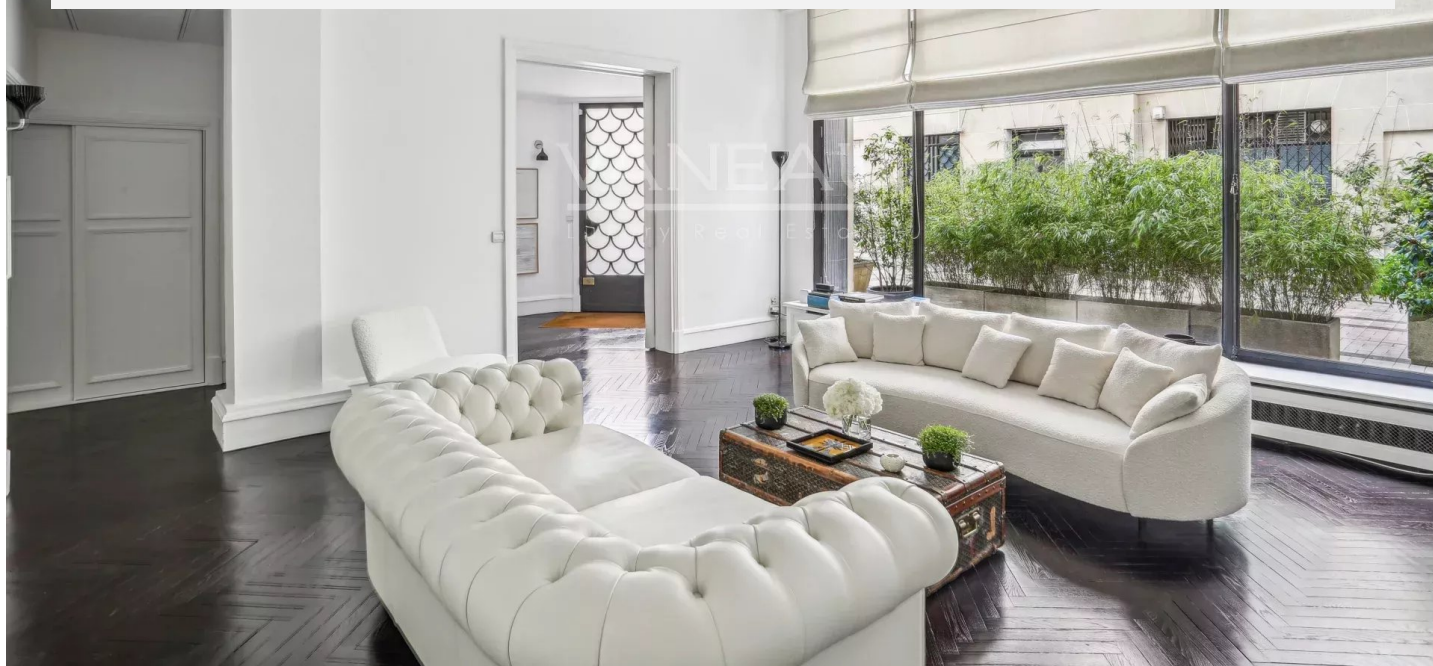
# TRIANGLE D'OR - LOFT APARTMENT

1 650 000 €

Ref 85786386Q

Paris 8ème - Apartment 1550 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Paris VIII - Right next to Avenue Montaigne and Place François 1er, in a superb 1920s condominium, Groupe Vaneau offers this magnificent former Christian Dior studio apartment, located on the first floor of a secure courtyard with janitor. This property, in excellent condition, offers spacious accommodation. It benefits from a separate entrance on the courtyard level, ideal for mixed use. The apartment comprises an entrance hall leading to a vast 35 m<sup>2</sup> living room with 3.60 m high ceilings, a large dining room and a fully-equipped galley kitchen. The master bedroom, with its mezzanine, gives access to a shower room, storage and office space. A second bedroom has a spacious bathroom. A utility room with water point (not included in the Carrez surface area) completes this property. The prestigious location and generous volumes of this apartment make it an ideal address for lovers of design and fashion. Seller's fees included in the sale price. Average annual running costs: euros9,000. Number of lots: 34 - No current proceedings under articles 29-1 A and 29-1 of law no. 65-557 of July 10, 1965 and article L.615-6 of the CCH. Estimated annual energy costs for standard use: between euros3,950 and euros5,400 per year, indexed to 2021, 2022 and 2023. Information on the risks to which this property is exposed is available on the GÃ©orisques website <http://www.georisques.gouv.fr>. Mandate no. 201028.

## Vaneau Trocadéro

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

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VANEAU TROCADÉRO 16th  
19, avenue Raymond  
Poincaré 75016 Paris

**Price :** 1 650 000 €

**Surface :** 1550 sq ft

**Rooms :** 6

**Bedrooms :** 2

**Floors :** 8

**Bathrooms :** 1

**Shower rooms :** 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