

# ONE OF THE LAST GRAND HAUSSMANNIAN APARTMENTS IN PARIS' GOLDEN TRIANGLE

3 830 000 €

Ref 86617430

Paris 8ème - Appartement 2895 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Nestled in the heart of Paris' legendary Golden Triangle, in the prestigious 8th arrondissement, this exceptional apartment enjoys one of the most coveted addresses in the city, just moments from Avenue George V, the Champs-Élysées, and the flagship boutiques of Hermès, Dior and Chanel. Surrounded by some of Paris' most celebrated palace hotels, including the Four Seasons George V, this address places residents at the very epicenter of Parisian luxury, prestige and international lifestyle. Set on the second floor of a handsome pre-war Haussmannian building served by an elevator, with beautifully maintained common areas and a full-time resident caretaker, the property offers a secure, discreet and exclusive living environment, in one of the safest and most sought-after residential enclaves in the capital. Spanning 269 sqm (2,895 sq ft) under France's Carrez Law, this remarkable eight-room apartment presents a rare opportunity to create a fully bespoke Parisian residence. While awaiting renovation, it retains all the timeless character of grand Haussmannian architecture: soaring 4.5-meter ceilings, herringbone parquet flooring, exquisite marble fireplaces and refined original moldings, a superb canvas on which to design a home entirely to your own taste, vision and standards. The apartment enjoys light from two exposures throughout the day. Its highly functional floor plan is centered around a grand entrance gallery leading to a grand living room, a formal dining room, a spacious kitchen, up to five bedrooms (or more, depending on the desired layout), two additional bathrooms and three separate powder rooms. Two independent entrances offer exceptional flexibility, making the property equally suited to elegant family living or a refined professional use, such as a medical or legal practice. A 6 sqm (65 sq ft) balcony, a private courtyard parking space and a cellar complete this outstanding offering. A truly rare opportunity to acquire and reinvent a

## Hugo MUSSET

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VANEAU TROCADÉRO 16th  
19, avenue Raymond  
Poincaré 75016 Paris

**Price :** 3 830 000 €

**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

grand apartment in one of Paris' most secure, prestigious and sought-after addresses, where timeless architecture meets limitless potential.

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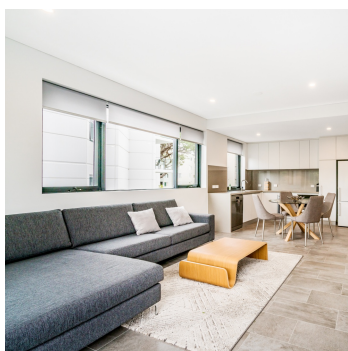
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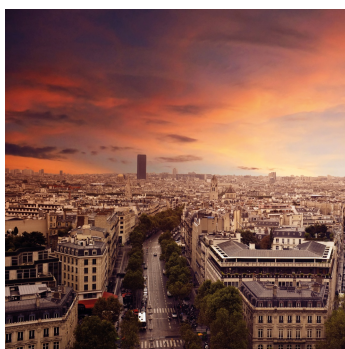
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### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### **VANEAU**

Immobilier de prestige depuis  
1972



### **VANEAU VIAGER**

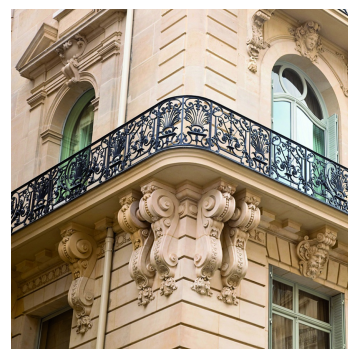
30 ans d'expérience en vente  
viagère



### **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