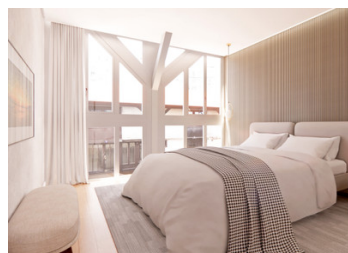
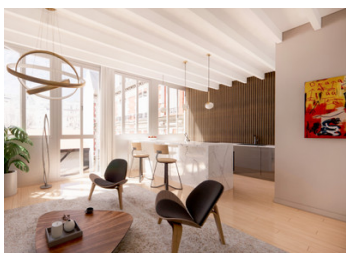
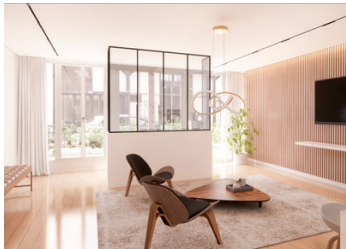


Trocadero, stunning renovation, 2 bed loft style apartment, tastefully repurposed building with lift & Air Con



## INFORMATION

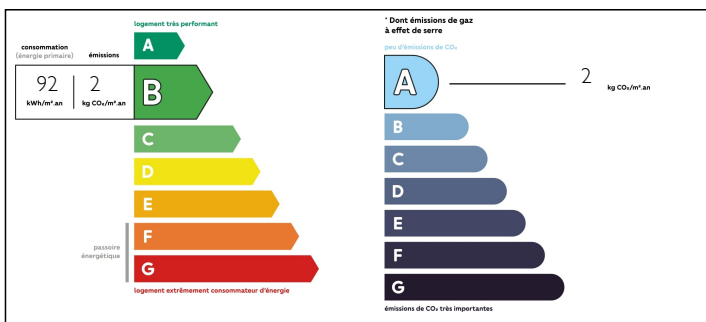
Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	85.54 m2
Plot Size:	0 m2



## IN BRIEF

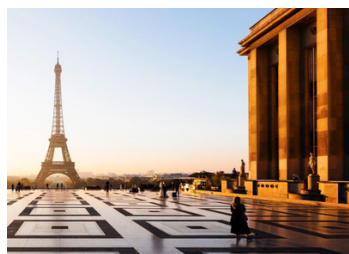
Paris 75016 - Between the Champs-Élysées and the Eiffel Tower - 85.54 m2 - Exceptional 2 bed fully renovated workshop in a stunning new renovation of a 1901 building originally conceived as artists' studios. This duplex loft style apartment, nestled behind a magnificent timber-framed facade with glazed rooves bathing the generous spaces in light, offers a unique environment oozing Parisian chic at the heart of the Trocadéro area. The residence astutely blends the building's original artistic vocation with the über-modern, high-quality, environmentally friendly living sought by discerning 21stC buyers. The ground floor features a living room with a new, contemporary, fully equipped open-plan kitchen, a guest wc and a laundry-room. The 1st floor sleeping area includes 2 beds, 2 bath/shower rooms and wc. Huge windows in the main rooms give an view of the discreet, leafy, cul-de-sac, a rare privilege in such an exceptional location in the French capital.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located between Place Victor Hugo and Place de Mexico, a sensation of space and openness flows from the building due to its floor-to-ceiling glazed façade, generously illuminating the living space and its sleek interiors. A prestigious eco-designed GF + 1st Floor 2 bed Duplex apartment, plus 11,80m2 outside garden, constructed with a range of zero-waste, sustainable materials, space-saving know-how and ready to move in by January 2024. Also available to Rent AirBnB (commercial). Be the first to own and live in this well-proportioned apartment requiring absolutely no work, no costly energy-saving improvements, designed without wasting space at the heart of contemporary residence with a beautifully preserved history. Particular attention has been paid to the aesthetic sensibilities of the building's architectural heritage, enhanced by the use of character materials such as wood and marble and to its acoustic comfort and reduced energy consumption due to an optimum thermal performance. A property that offers all the essentials of modern living, with a bright, airy interior that enhances our daily lives.

## NOTES

Living space : 85.54 m2 total area ; 85.19 m2 Carrez (ceiling > 1.80m) ; Private staircase 3.37 m2

Room details :

Duplex lower - Living room / American style kitchen 33,34 m2 ; Hallway 1.55 m2 ; laundry room 1.71 m2 ; WC 1.25 m2.

Duplex upper - Bedroom 13,09 m2 ; Bedroom 12,26 m2 ; Shower room 4.78 m2 ; Shower room 4.07 m2 ; Hallway 12.24 m2 ; WC 1.25 m2.

The residence comprises 9 exceptional homes...