COLDWELL BANKER
EUROPA REALTY

Apartment Paris 96 m²



SALE PRICE : 1 250 000 €

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176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

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DESCRIPTION

In the heart of the highly sought-after 16th arrondissement, just steps away from the vibrant energy of the famous Rue de Passy, its elegant boutiques, and premium gourmet shops. Ideally located, this property benefits from a top-tier school district and immediate proximity to public transit (subway and buses), allowing for seamless travel throughout Paris.

Yet, it is tucked away out of sight and in absolute tranquility that this exceptional property is hidden. Nestled on the garden level of a former private mansion (whose common areas have been recently renovated), this magnificent, south-facing mezzanine duplex has been completely redesigned and renovated with the highest quality materials.

A true haven of peace bathed in natural light, it offers an incredible seamless indoor-outdoor living experience. The living space is centered around a stunning living room beneath a high-end glass sunroom, equipped with a comprehensive smart-home system to control the side and roof shades. This living room naturally extends onto a walk-out terrace that opens directly onto the garden.

The apartment also features a beautiful kitchen offering a cozy dining area, as well as a luxurious, spa-inspired bathroom designed for ultimate relaxation. On the ground floor, you will also find an additional 6.5 sq. m (70 sq. ft.) room, perfect for a home office or remote workspace.

Upstairs, the mezzanine bedroom boasts generous proportions spanning over 20 sq. m (215 sq. ft.). It includes extensive custom built-in closets as well as an additional study area.

The meticulous optimization of space and high-end amenities (air conditioning, premium finishes) make this apartment a truly unique living environment. The HOA fees (maintenance charges) are exceptionally well-controlled despite a collective heating system.

Energy Rating (DPE): C

A rare find on the market and the quintessential Parisian pied-à-terre. A must-see!

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FEATURES

Property type:	Apartment	Area:	96.27 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	3 rooms	Number of bedrooms:	1 bedroom

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 111

Greenhouse gas emissions (GHG) index: C 16

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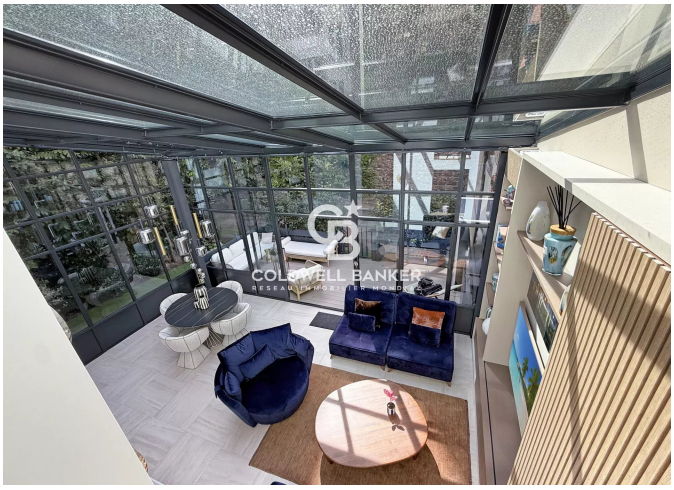

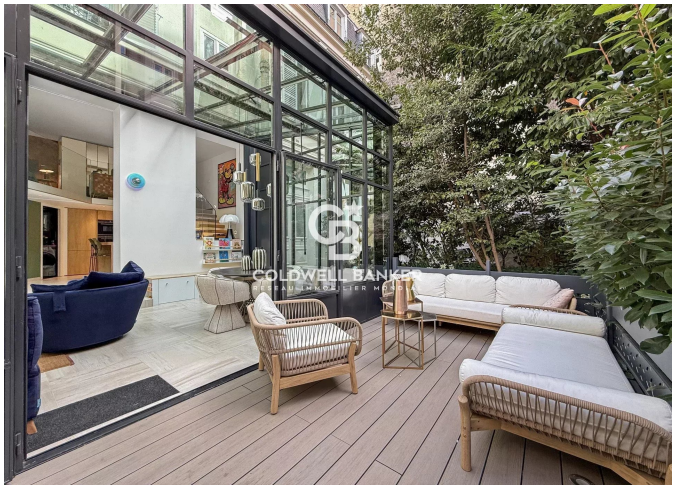







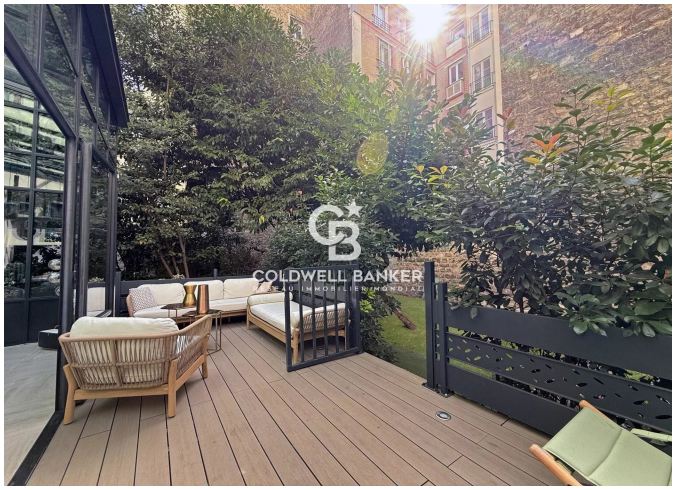

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