COLDWELL BANKER
EUROPA REALTY

Apartment Paris 157 m²



SALE PRICE : 2 260 000 €

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France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Paris XVI – Elegant Contemporary Apartment Near Ranelagh Gardens

Located close to the prestigious Ranelagh Gardens, the OECD and the Bois de Boulogne, this elegant apartment is ideally suited to a couple and enjoys a particularly sought-after setting.

Situated in a prestigious residential building, the apartment offers an open, unobstructed view over greenery, providing an abundance of natural light throughout the day. Entirely redesigned by an architect, it features a contemporary renovation with elegant lines, combining carefully considered proportions, refined materials and high-quality finishes.

The reception area is centred around a spacious and inviting living room, enhanced by a contemporary fireplace in perfect working order, together with a sleek, open-plan Boffi kitchen. The entire space opens naturally onto a continuous balcony, creating a pleasant connection with the outdoors.

The sleeping quarters have been designed as a truly private retreat. They include a generous and elegant master suite with a bespoke dressing room and a marble bathroom featuring a hammam, jacuzzi and shower. A separate study, ideal for working from home or adaptable as an occasional guest bedroom, has its own shower room.

Home automation, reversible air conditioning and high-quality finishes ensure exceptional everyday comfort.

A rare property designed for an elegant and comfortable lifestyle for two, combining beautifully appointed interiors, a peaceful environment and the proximity of the Bois de Boulogne with a prime location in the heart of Paris's 16th arrondissement.

Two parking spaces and a service studio are available at an additional cost.

Asking price: €2,260,000 (fees payable by the seller)
Co-ownership: 39 main lots
Annual service charges: €11,000
Energy performance rating: E
Estimated annual energy costs: between €3,257 and €4,407

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

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FEATURES

Property type:	Apartment	Area:	157.84 m²	Elevator:	Oui
Number of units:	30	Number of rooms:	5 rooms	Number of bedrooms:	2 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 255

Greenhouse gas emissions (GHG) index: E 56

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