

Appartement Paris 238 m²



PRIX DE VENTE : 4 990 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Paris 16th – Exceptional Residence with Private Garden

Located on a prestigious Parisian avenue, within a magnificent high-end Haussmann-style building with 24/7 concierge service, Coldwell Banker Paris presents an exceptional apartment entirely renovated with premium materials.

The property opens onto a beautifully landscaped private garden of 80 sqm, a true natural extension of the reception rooms, offering a discreet atmosphere and a rare sense of luxury in the heart of Paris.

An elegant entrance gallery leads to a vast reception area with remarkable volumes, as well as a fully equipped eat-in kitchen featuring contemporary finishes.

Four comfortable suites, each with its own dressing room, along with two bathrooms and one shower room designed with refined finishes.

Fully air-conditioned, this property perfectly embodies the codes of contemporary luxury while preserving the timeless elegance of Haussmannian architecture.

A 35 sqm cellar completes this exceptional property.

An address, a signature. A unique residential experience in the heart of Paris' 16th arrondissement.

Sale price: €4,990,000 (agency fees payable by the seller)

Number of main lots in the condominium: 312 lots

Annual charges: €16,000

Energy rating: D

Estimated annual energy costs: between €3,710 and €5,070

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	238.91 m ²	Ascenseur :	Oui
Taxe foncière :	€4.00	NB de pièces :	5 rooms	NB de chambres :	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

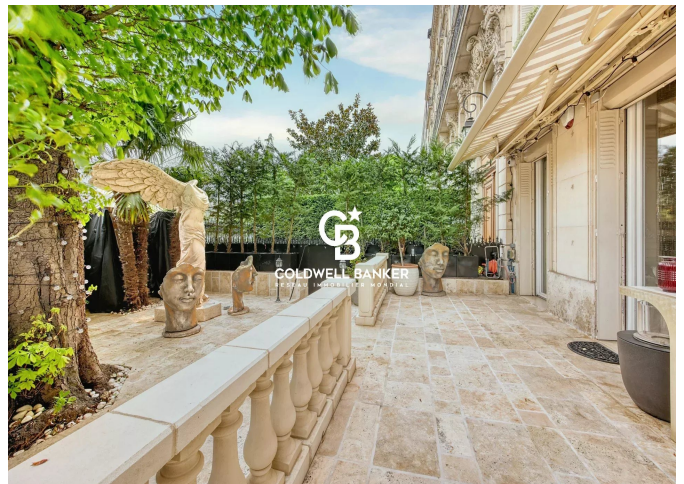
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 194

Indice d'émission de gaz à effet de serre (GES) : D 30



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