

Appartement Paris 283 m<sup>2</sup>

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PRIX DE VENTE : 4 900 000 €

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## DESCRIPTION

Sheltered from view, in the heart of one of the most discreet and sought-after locations in the 16th arrondissement, this exceptional apartment embodies a certain vision of Parisian luxury—understated, timeless, and resolutely elegant.

Occupying the entire floor of a prestigious Haussmannian building with remarkable common areas, the property offers generous volumes, impressive ceiling height, and abundant natural light enhanced by its corner position.

The entrance gallery leads to a double reception room, adorned with fireplaces and carefully preserved period features, seamlessly connected to an elegant dining room and an open-plan kitchen with refined, contemporary finishes.

Fully renovated by an architect, the apartment boasts high-end amenities combining modern comfort with classical elegance, including air conditioning, premium materials, and a well-balanced layout.

The night area comprises four bedrooms, each with its own shower room, including a master suite with a dressing room. A pantry and a laundry room provide additional everyday comfort.

A cellar and a service room complete this property.

A rare address offering the perfect balance of reception space, comfort, and discretion, in immediate proximity to Paris's finest addresses, shops, schools, and transport links.

Sale price: €4,900,000 (fees payable by the seller)

Annual charges: €5,800

Number of main lots: 14

Energy rating (DPE): F

Estimated annual energy costs: between €10,310 and €13,990

Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	283.0 m <sup>2</sup>	Ascenseur :	Oui
Nombre de lots :	23	Taxe foncière :	€5.00	NB de pièces :	6 rooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

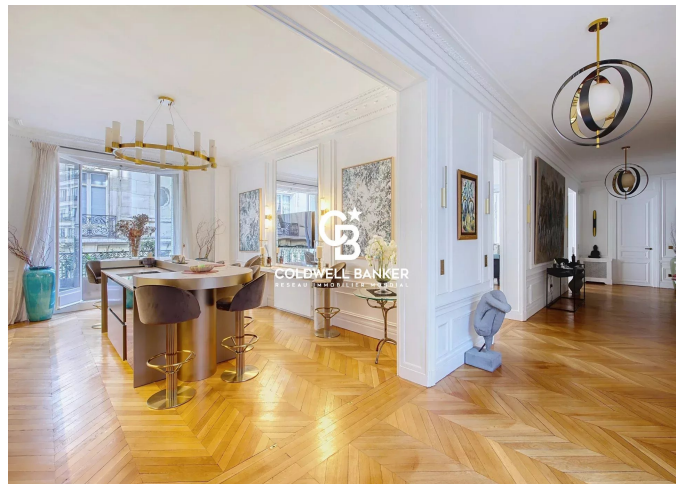
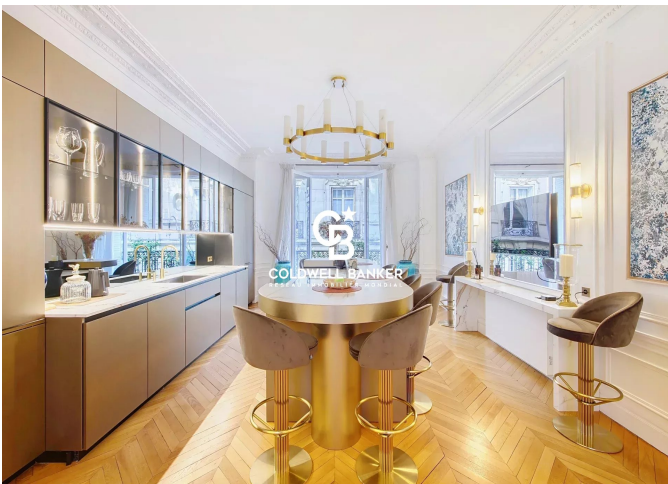
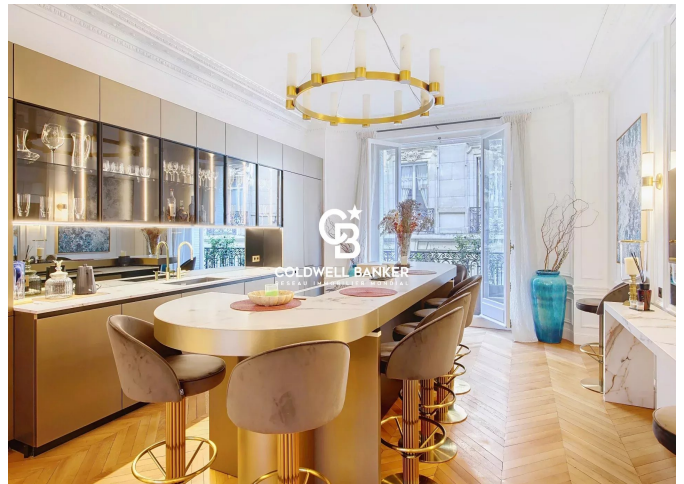
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 403

Indice d'émission de gaz à effet de serre (GES) : C 20



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