

Appartement Paris 238 m²



SALE PRICE : 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"

FEATURES

Property type:	Appartement	Area:	238.91 m ²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms

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

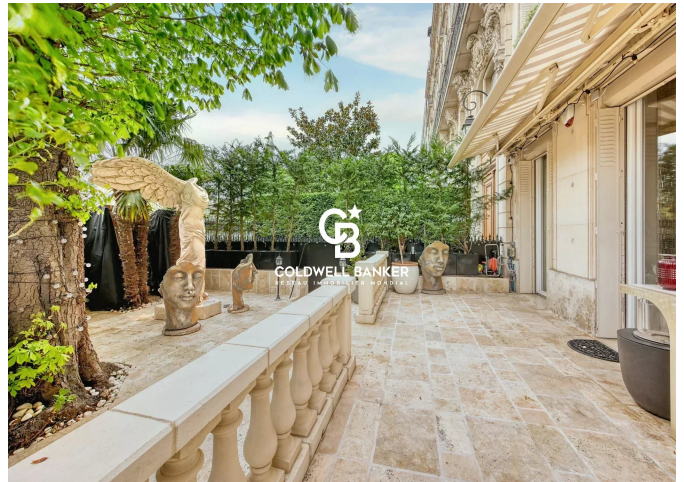
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 194

Greenhouse gas emissions (GHG) index: D 30



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