

Appartement Paris 157 m²



SALE PRICE : 2 310 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Paris XVIth arrondissement - On the edge of the Bois de Boulogne, this superb apartment offers a privileged living environment.

Located in a luxury building, it enjoys unobstructed views of the greenery, giving it beautiful light. Redesigned by an architect, it reveals a modern and refined interpretation of the Parisian art of living, where the balance of volumes and the quality of materials are highlighted.

The huge reception area is organized around a spacious, warm living room, featuring a contemporary fireplace in perfect working order, as well as an open kitchen by Boffi, with its simple and elegant lines. This space extends naturally onto a long balcony.

The sleeping area includes a sumptuous master suite with a custom-made dressing room and a spectacular marble bathroom with a hammam, jacuzzi, and spacious shower. An office space that can serve as a second bedroom, with its own private bathroom, completes the apartment.

Home automation, reversible air conditioning, and meticulous finishes: all of the amenities underscore the exclusivity of the location.

An exceptional property, combining discreet elegance and a gentle lifestyle, a stone's throw from the Bois de Boulogne and the most sought-after addresses in the 16th arrondissement.

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

Translated with DeepL.com (free version)

Asking Price: €2 310,000 (agency fees payable by the seller)

Number of main lots in the co-ownership: 39

Annual charges: €11,000

Energy Rating: E

Estimated annual energy costs: between €3,257 and €4,407

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

FEATURES

Property type:	Appartement	Area:	157.84 m ²	Elevator:	Oui
Number of units:	30	Number of rooms:	5 rooms	Number of bedrooms:	2 bedrooms

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 255

Greenhouse gas emissions (GHG) index: E 56

