

Hôtel particulier Paris

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PRIX DE VENTE : 12 000 000 €

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EMAIL : [PRESTIGE@COLDWELLBANKER.FR](mailto:PRESTIGE@COLDWELLBANKER.FR)

## DESCRIPTION

In the heart of the highly sought-after 16th arrondissement of Paris, in a discreet and perfectly setting, this remarkable family property benefits from dual access, both from the street and via an elegant private lane, ensuring absolute privacy.

Built in 1860, this character-filled residence is set on a vast landscaped plot, offering a rare and exceptional living environment in the capital. Its charming south-facing garden is a true green oasis, bathed in natural light throughout the day.

The main house, with its exposed brick façade, captivates with its authenticity and generous volumes. Spanning three levels and featuring a large basement, it offers beautiful reception areas opening onto a sunny terrace and the garden, creating a seamless indoor-outdoor flow. The upper floors host numerous bedrooms, while a spacious family kitchen offers great potential for reinterpretation to the highest contemporary standards.

Two outbuildings further enhance this unique property. A stunning glass-roofed workshop, now converted into a loft, features elegant volumes and a distinctly contemporary feel, complemented by a large garage. A second building, formerly stables, has been converted into apartment and also includes an independent studio.

The property also allows for the parking of several vehicles, an especially rare asset in this area.

This exceptional property offers significant potential for renovation and enhancement, allowing its original architectural elegance and timeless charm to be fully revealed.

A truly unique property, combining prestige, privacy, and the French art of living.

Sale price: €12,000,000 (fees included)

Fees: 3.73% incl. VAT payable by the buyer

Price excluding fees: €11,568,495.13

Energy rating: G

Estimated annual energy costs: between €16,000 and €22,220

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 : Hôtel particulier      NB de pièces : 12 rooms

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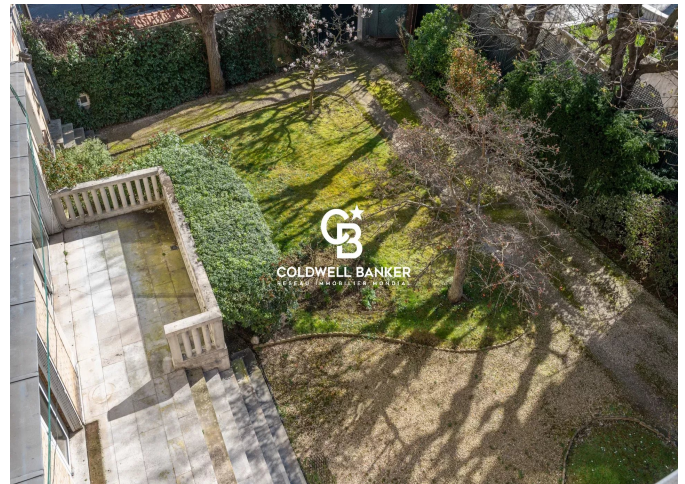
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : G 460



**COLDWELL BANKER**  
**EUROPA REALTY**



8 rue Lamennais  
France, 75008, Paris



TÉL : +33183535353  
[prestige@coldwellbanker.fr](mailto:prestige@coldwellbanker.fr)