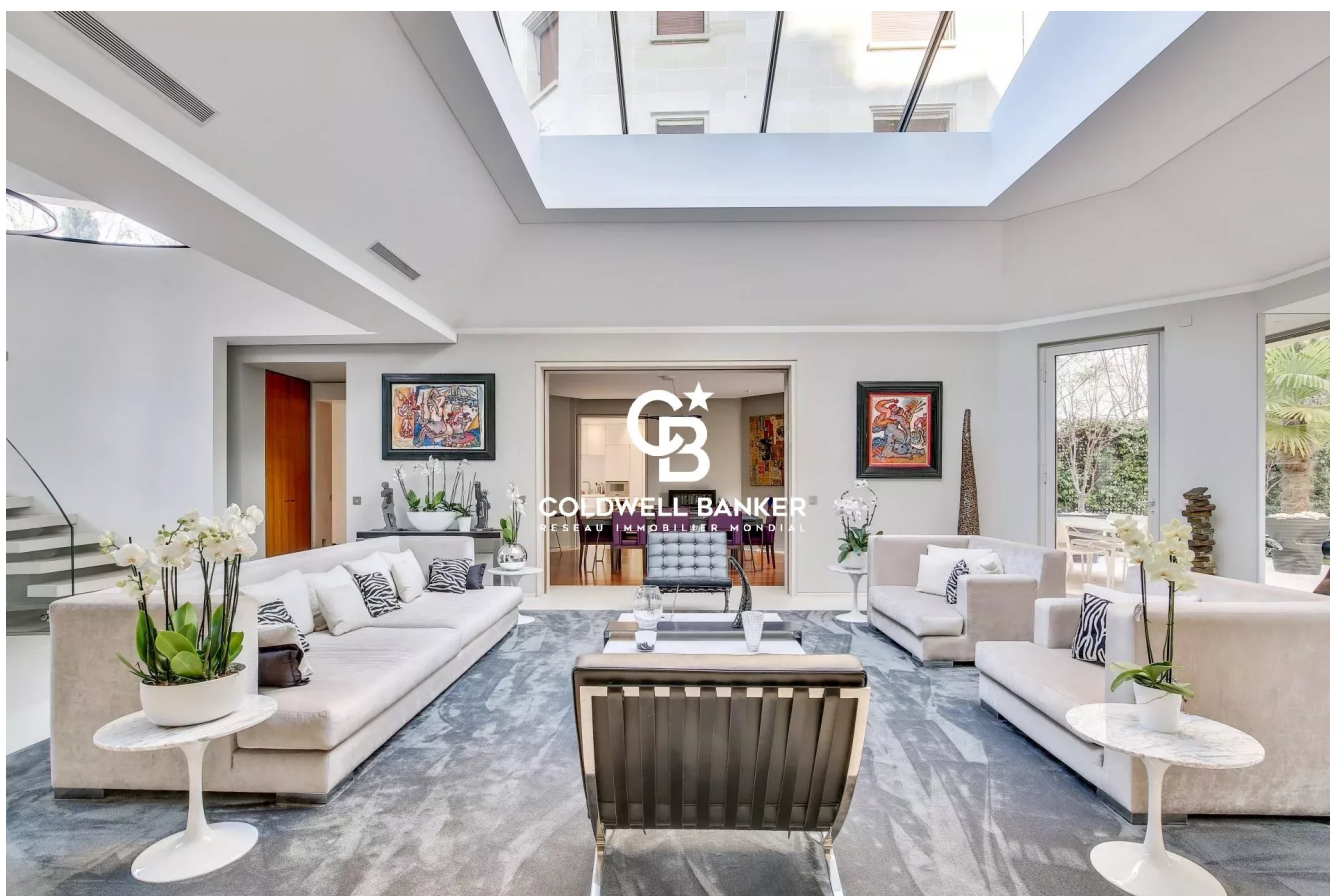


Hôtel particulier Paris 409 m²



PRIX DE VENTE : 8 900 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Paris 16th – Near Château de la Muette, the Ranelagh Gardens, and the Bois de Boulogne

Exceptional Art Deco townhouse, built in 1930 by the renowned architect Jean Walter for his personal residence, fully renovated with high-end materials and exquisite attention to detail.

Nestled in a lush green setting, this bright and elegant property offers 425 sqm of total surface area (including 409 sqm under Carrez law), all on one level, opening onto spacious terraces and a beautifully landscaped garden of approximately 400 sqm.

The living area features a triple reception room filled with natural light and opening onto the garden and terraces, a study (which can serve as a fourth bedroom), a master suite with large dressing room and bathroom, and an additional bedroom with en-suite shower room.

An adjoining 40 sqm studio apartment, with independent access, includes a bedroom, living room, kitchenette, and shower room — ideal for guests or staff accommodation.

For relaxation, the property offers an exceptional wellness area with indoor swimming pool, jacuzzi, hammam, and fitness room.

High-end amenities include smart home system, reversible air conditioning, and one large underground garage accommodating up to three vehicles.

The residence also benefits from secured, guarded parking.

A rare and prestigious property, perfectly combining the timeless elegance of Art Deco architecture with the comforts of modern living.

Asking price: €8,900,000 (seller's fees included)

Number of main lots: 100

Annual charges: €19,500

Energy performance rating:D

Information on potential risks for this property is available on the Géorisques website:

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Hôtel particulier	Surface :	409.0 m ²	Taxe foncière :	€5.00
NB de pièces :	8 rooms	NB de chambres :	3 bedrooms		

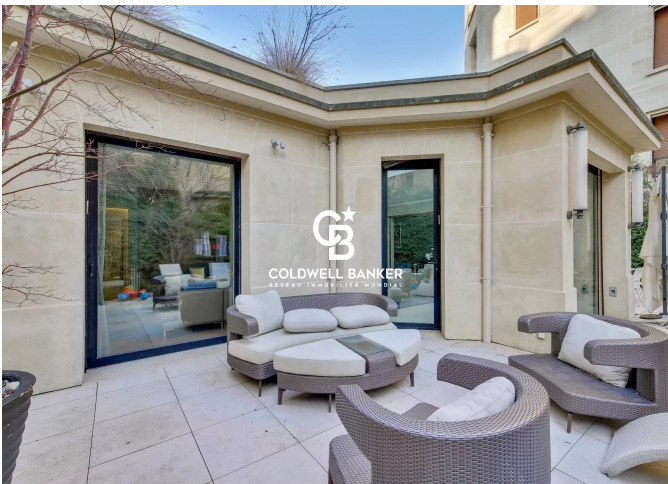
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : G 452



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