

Hôtel particulier Paris 475 m²



PRIX DE VENTE : 9 200 000 €

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DESCRIPTION

In the heart of the highly sought-after Ternes district, this contemporary private mansion stands out for its impressive volumes and resolutely modern aesthetic. Inspired by the spirit of New York lofts, it features expansive open spaces flooded with natural light, enhanced by high-end amenities in a uniquely refined Parisian setting.

From the moment you enter, the main reception area impresses with its generous proportions and contemporary design. Conceived as a true living and entertaining space, it includes a dine-in kitchen, a bespoke library, and a vast lounge centered around a striking fireplace. Noble materials and refined finishes bring warmth and elegance throughout.

The sleeping quarters comprise a magnificent primary suite, three additional bedrooms each with their own en-suite bathroom, as well as an office, ensuring absolute comfort and complete privacy.

Outdoors, a rooftop terrace and a beautifully landscaped ground-level terrace extend the living spaces seamlessly, offering peaceful retreats sheltered from view.

The property also benefits from an independent space with commercial zoning, allowing for a variety of uses such as professional offices, a showroom, a private gallery, or a rental investment opportunity, while preserving the privacy of the residential areas.

A particularly rare feature in Paris, the property also includes 5 to 6 private parking spaces accessible by elevator.

Additional amenities include integrated air conditioning, a high-end sound system, and an elevator, ensuring optimal day-to-day comfort.

A discreet and exclusive address in one of the capital's most desirable neighborhoods, where modernity and the Parisian art of living come together with elegance and refinement.

Sale price: €9,200,000 (seller's fees included)

Energy Performance Certificate (EPC): Class C

Annual energy costs: between €6,160 and €8,420.

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

CARACTÉRISTIQUES

Type de bien :	Hôtel particulier	Surface :	475.0 m ²	Ascenseur :	Oui
NB de pièces :	12 rooms	NB de chambres :	5 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) : C 149

Indice d'émission de gaz à effet de serre (GES) : C 23



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