COLDWELL BANKER
EUROPA REALTY

Private mansion Paris 409 m²



SALE PRICE : 7 500 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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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 garages 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

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FEATURES

Property type:	Private mansion	Area:	409.0 m²	Property tax:	€5.00
Number of rooms:	8 rooms	Number of bedrooms:	3 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): G 452

Greenhouse gas emissions (GHG) index: G 81

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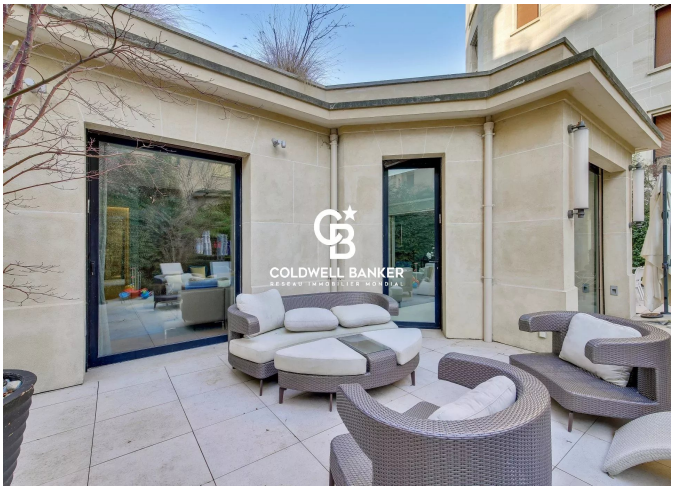



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