COLDWELL BANKER
EUROPA REALTY

Private mansion Paris 475 m²



SALE PRICE : 9 200 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

At the heart of the highly sought-after Ternes district, this remarkable contemporary private mansion offers over 600 sqm of usable floor space, distinguished by its spectacular volumes, striking architecture and distinctly modern elegance. Inspired by the spirit of New York lofts, it combines open-plan living spaces, abundant natural light and high-end finishes, creating a truly rare atmosphere in Paris.

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

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FEATURES

Property type:	Private mansion	Area:	475.0 m²	Elevator:	Oui
Number of rooms:	12 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 149

Greenhouse gas emissions (GHG) index: C 23

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