

PARIS XVIIE - OECD - SPECTACULAR RECEPTION APARTMENT COMBINING SP

9 250 000 €

Ref 86962726T

Paris 16ème - Apartment 5909 sq ft

charm and spirit of a family home. It is laid out like an inverted duplex: - on the first level: an entrance gallery leading to a grand staircase, a mezzanine overlooking the masterly living room, four large bedrooms (32 m², 26 m², 24 m², 20 m²), three bath/shower rooms, a SPA area with hammam and sauna, and a fitted dressing room; - on the garden level, a magnificent 75 m² living room with 7.30 m high ceilings, overlooking the garden and facing south-west, a second living room with a study and fireplace, a dining room, a bedroom, an adjoining shower room and a fully-equipped sports room, a galley kitchen, a scullery, a cold room and a secure wine cellar. High-quality workmanship, noble materials, well-balanced and appreciable volumes. An elevator serves this duplex, equipped with sophisticated home automation. An adjoining studio (18.27 m²) and a large double garage (29 m²) complete this exceptional property. LOI ALUR: 85 lots in the condominium. Annual share of the provisional budget approx. euros38,080. Single mandate n°20001. Agency fees 3% incl. VAT, i.e. euros250,000 - selling price euros9,250,000 excluding fees - DPE: (E). No proceedings in progress on the basis of articles 29-1 A and 29-1 of law no. 65.557 of July 10, 1965 and article L.615-6 of the CCH. Information on the risks to which this property is exposed is available on the GÃ©orisques website: www.georisques.gouv.fr Pricing details at <http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly>

VANEAU
Luxury Real Estate

Vaneau Collection Privée –
Luxury Real Estate Agency in
Paris

19 , Avenue Raymond
Poincaré 75016 Paris

Price : 9 250 000 €

Surface : 5909 sq ft

Rooms : 13

Bedrooms : 5

Floors : 5

Bathrooms : 3

Shower rooms : 1

Garden : Yes

Elevator : Yes

Alarm : Yes

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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

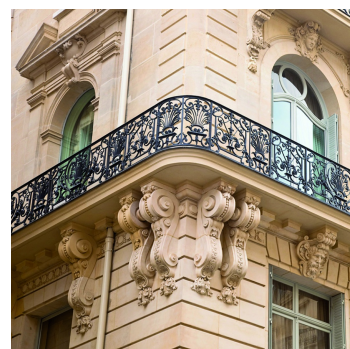
30 ans d'expérience en vente
viagère



VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU C'EST AUSSI



VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie



VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf



GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris



COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés