



PARIS 16TH, 372 M² PRIVATE MANSION DESIGNED
BY LEMPEREUR 5 BEDROOMS. ROOF TOP
SWIMMING POOL. 2 PARKING SPACES

www.leggettprestige.com

PARIS 16TH, 372 M²
PRIVATE MANSION
DESIGNED BY LEMPEREUR
5 BEDROOMS. ROOF TOP
SWIMMING POOL. 2 PARK...



| PROPERTY FACT FILE | |
|---|---|
| REFERENCE | A24830AOM75 |
| PRICE | € 7,450,000 £ 6,211,810* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 5 |
| BATHROOM | 6 |
| ACCOMMODATION | 372 m ² |
| LAND | 120 m ² |
| TOWN | Paris 16e Arrondissement |
| DEPARTMENT | Paris |
| LOCATION | City property |
| TYPE | |
| CONDITION | New Build |
| FEATURES | Character property |
| <small>*Price based on current exchange rate which is subject to change</small> | |



- Quiet in a private island + English courtyard
- 372m², 5 bedrooms, 6 bathrooms + wine cellar
- Roof Top 120 m² with swimming pool summer kitchen
- 2 Master Bedroom and Artwork
- 2 boxed car parks

PARIS 16TH, 372 M²
 PRIVATE MANSION
 DESIGNED BY LEMPEREUR
 5 BEDROOMS. ROOF TOP
 SWIMMING POOL. 2
 PARK...
 Ref : A24830AOM75

Paris 16th - 372m² + 120m² terrace - swimming pool. Strategically located in a quiet private area, this prestigious and sunlit mansion, meticulously renovated in 2013, boasts a charming 50m² English-style paved courtyard and a rooftop terrace with a dining area and a swimming pool for memorable evenings with family or friends. A

DESCRIPTIF

Features: Behind its walls, the comfortable and exceptional interior accommodates all modern amenities within its 10 rooms, including home automation for assured comfort. Enjoying tranquility, this masterpiece is situated at the heart of a private and secure area, having been fully redeveloped to a pristine state, ready for immediate occupancy.

This Private Mansion, meticulously crafted to serve as a reception estate, is a bespoke creation, adorned with fine art and a stone facade.

The high-end kitchen, equipped with top-of-the-line appliances, is thoughtfully separated from the dining area by a fully glazed wine cellar, creating a convivial atmosphere for gatherings.

This space is both spacious and sunlit, courtesy of expansive bay windows, providing ample volumes to be utilised. A functional fireplace adds to the inviting ambiance.

Accessible via an automatic glass roof, the terrace allows for outdoor enjoyment. The lofty ceiling height creates an open and airy atmosphere, with numerous closets and customised storage units, featuring sliding doors, seamlessly integrated into all rooms. The property faces in a south-easterly direction and is ideally suited for a family dwelling.

The heated floors, finished with polished concrete, are fuelled by a gas boiler.

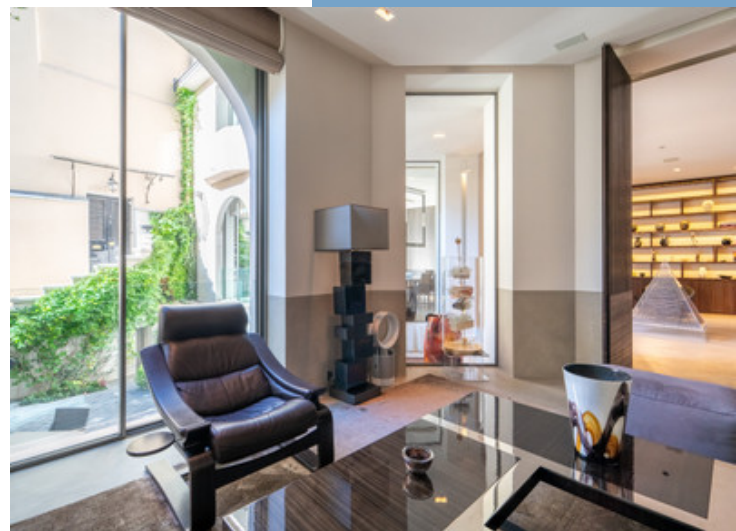
No cooperative work has been voted on or is planned, and the monthly charges amount to €225.

The annual property tax is €5062, and peace and quiet reign, as there is no noise disturbance. The garden level

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24830AOM75>

COMPLETE FILE AND PHOTO ON REQUEST

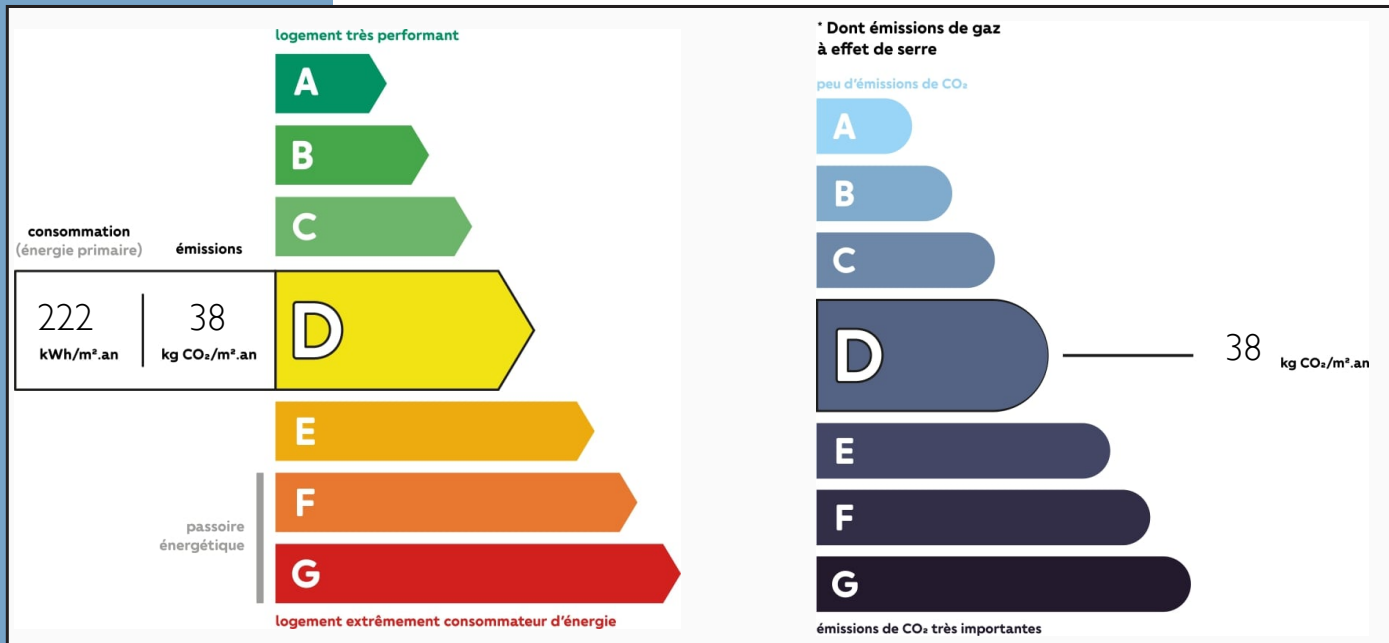


PARIS 16TH, 372 M² PRIVATE MANSION DESIGNED BY LEMPEREUR 5 BEDROOMS, ROOF TOP SWIMMING POOL 2 PARK...

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A24830AOM75

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A24830AOM75
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr