



PARIS 16TH, 372 M<sup>2</sup> PRIVATE MANSION DESIGNED BY LEMPEREUR 5 BEDROOMS. ROOF TOP SWIMMING POOL. 2 PARKING SPACES

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PARIS 16TH, 372 M<sup>2</sup>  
PRIVATE MANSION  
DESIGNED BY LEMPEREUR  
5 BEDROOMS. ROOF TOP  
SWIMMING POOL. 2 PARK...



## PROPERTY FACT FILE

REFERENCE	A24830AOM75
PRICE	€ 7,450,000 £ 6,299,199* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	6
ACCOMMODATION	372 m <sup>2</sup>
LAND	120 m <sup>2</sup>
TOWN	Paris 16e Arrondissement
DEPARTMENT	Paris
LOCATION	City property
TYPE	
CONDITION	New Build
FEATURES	Character property

\*Price based on current exchange rate which is subject to change



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

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Paris 16th - 372m<sup>2</sup> + 120m<sup>2</sup> terrace - swimming pool. Strategically located in a quiet private area, this prestigious and sunlit mansion, meticulously renovated in 2013, boasts a charming 50m<sup>2</sup> 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

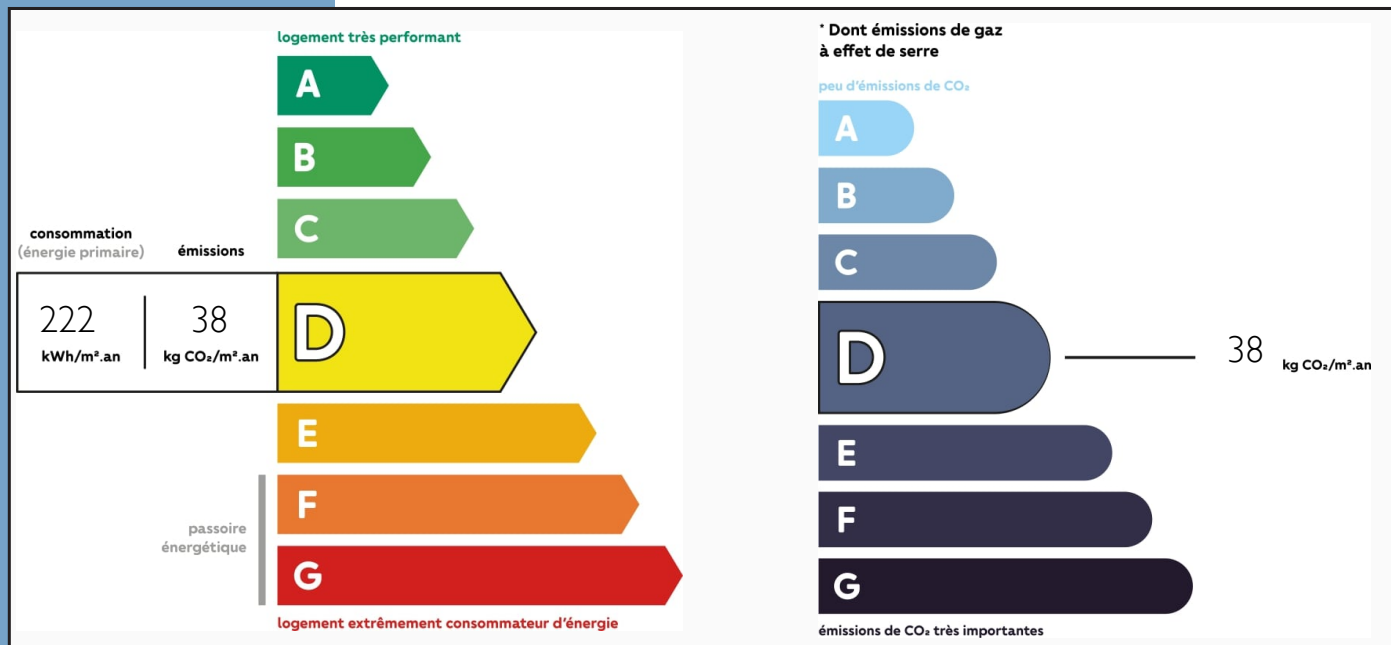


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A24830AOM75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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