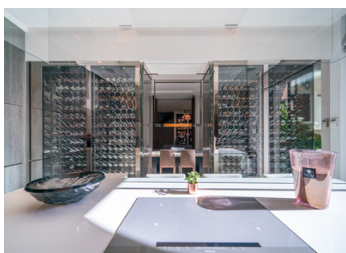
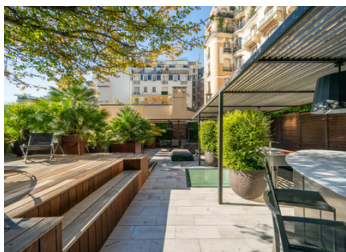
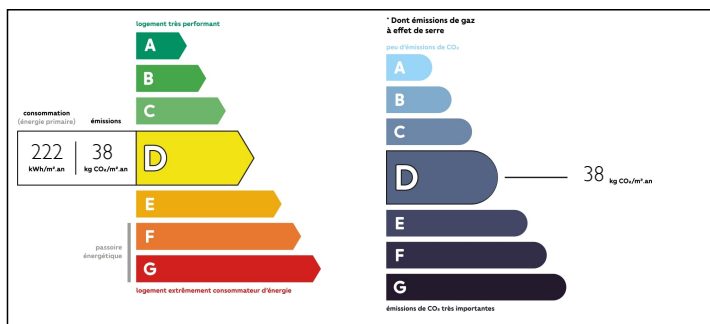


Paris 16th, 372 m Private Mansion designed by Lempereur 5 Bedrooms. Roof top swimming pool. 2 parking spaces



ENERGY - DPE



INFORMATION

Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	5
Bath:	6
Floor:	372 m2
Plot Size:	120 m2

IN BRIEF

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 haven of tranquility designed by the architect Lempereur, featuring top-tier amenities. It is exceptional both in terms of its location and its museum-quality interiors. The magnificent custom spiral staircase allows for seamless circulation from the garden level to the rooftop, leading to 5 spacious bedrooms, 6 bathrooms, and dressing rooms, balconies, and a fitness area. The reception floor is comprised of a grand entrance, an ultra-designed kitchen (20m²) custom-crafted with a work surface befitting grand palaces, separated from the dining room by a fully glazed wine cellar, a living room with a fireplace, and a library. 2...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 5062 EUR

NOTES

DESCRIPTION

Features: Behind its walls, the comfortable and exceptional interior accommodates all modern amenities within its 10 rooms, including home automation for assured comfort. Enjoying tranquillity, 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 is equipped to accommodate large families.

The main areas of this prestigious Mansion are as follows:

On the Garden...