

PARIS XVIÈME - AUTEUIL NORD - FAMILY APARTMENT

2 600 000 €

Ref 85516383

Paris 16ème - Apartment 1751 sq ft

VANEAU
Luxury Real Estate



About this property

Premium renovation - 4 bedrooms - Superb Haussmann style At the crossroads of the Auteuil and Jasmin churches, in the immediate vicinity of renowned schools and all amenities, the Vaneau agency unveils this elegant apartment occupying the 2nd floor of a freestone building built in 1912. Completely redesigned by an architect in 2022, this 162.63m² (Carrez law) property boasts generous volumes (3m high ceilings) and combines Parisian charm with moldings, herringbone parquet flooring, fireplaces and contemporary renovation. The entrance hall leads to the reception room, which is organized around a living room and dining room offering a pleasant view of the neighborhood's emblematic buildings from the stone balustrades. The top-of-the-range-finished galley kitchen is accompanied by a laundry room. The property includes a refined master suite with dressing room and office/den, two bedrooms, a full bathroom and a shower room. Every detail has been designed to combine comfort and aesthetics: air conditioning, home automation, solid oak frames with double glazing, high-speed internet access, video surveillance. Plenty of storage space, made-to-measure woodwork and furniture. Sectorization Jean Baptiste Say. This quality offer is complemented by two cellars + 4m² annexes. In addition A 14m² studio (with shower room and toilet). An SUV parking space 5 minutes from the building. LOI ALUR : Mandat n°20418 - Fees payable by the vendor. Number of lots in condominium: 20 - Average amount of current service charges 8000 euros/year - No current proceedings (articles 29-1A/29-1 loi 65-557, L.615-6 du CCH) - Energy class 199kWhEP/m².an (D) - Climate class 25kg CO₂/m².an (D) - 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 Auteuil - Passy

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VANEAU AUTEUIL PASSY

16th

9 , rue Poussin 75016 Paris

Price : 2 600 000 €

Surface : 1751 sq ft

Rooms : 6

Bedrooms : 4

Floors : 7

Bathrooms : 1

Shower rooms : 1

Elevator : Yes

Digicode : Yes

Intercom : Yes

Caretaker : Yes

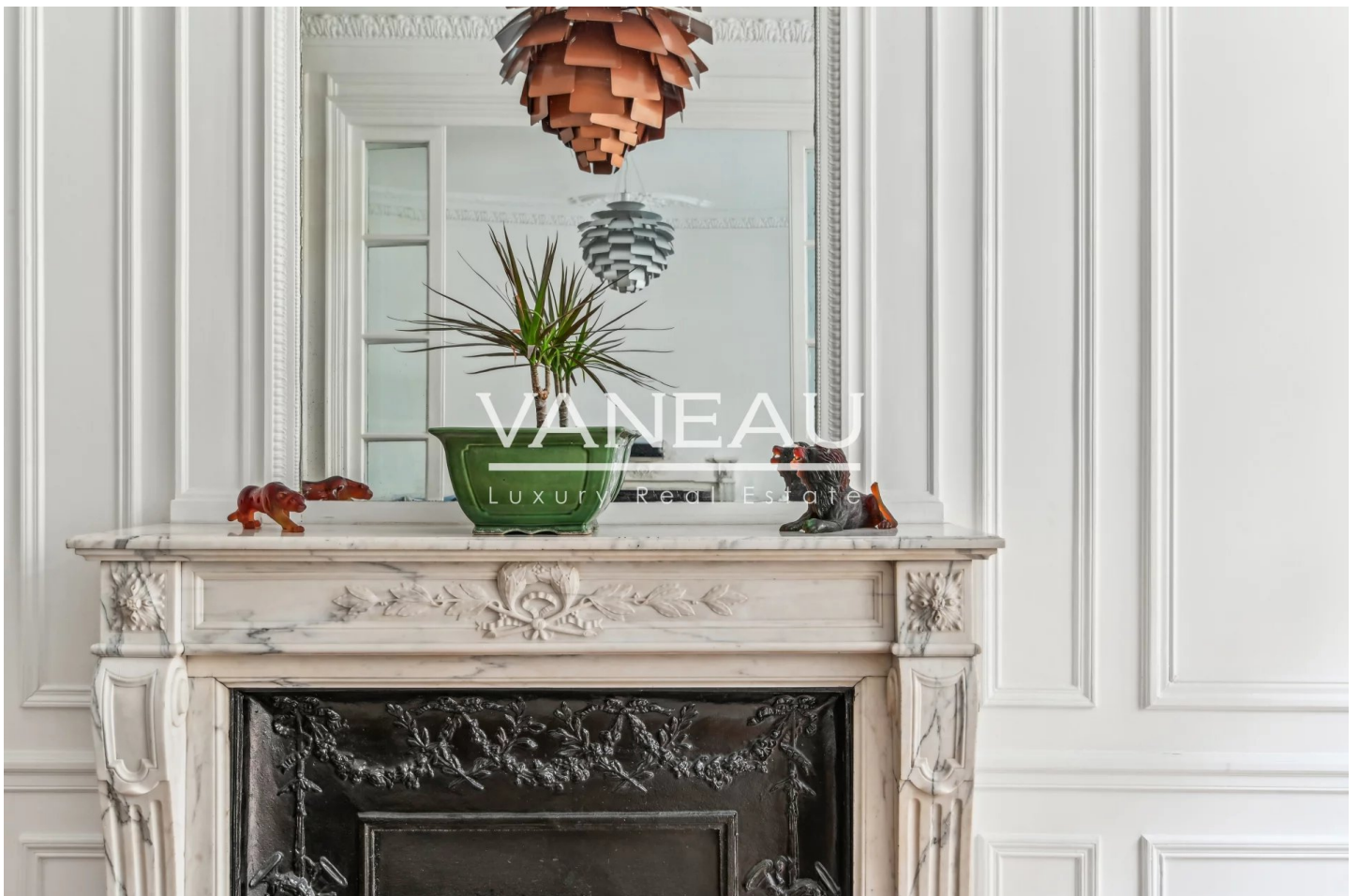
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



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1972



VANEAU VIAGER

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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