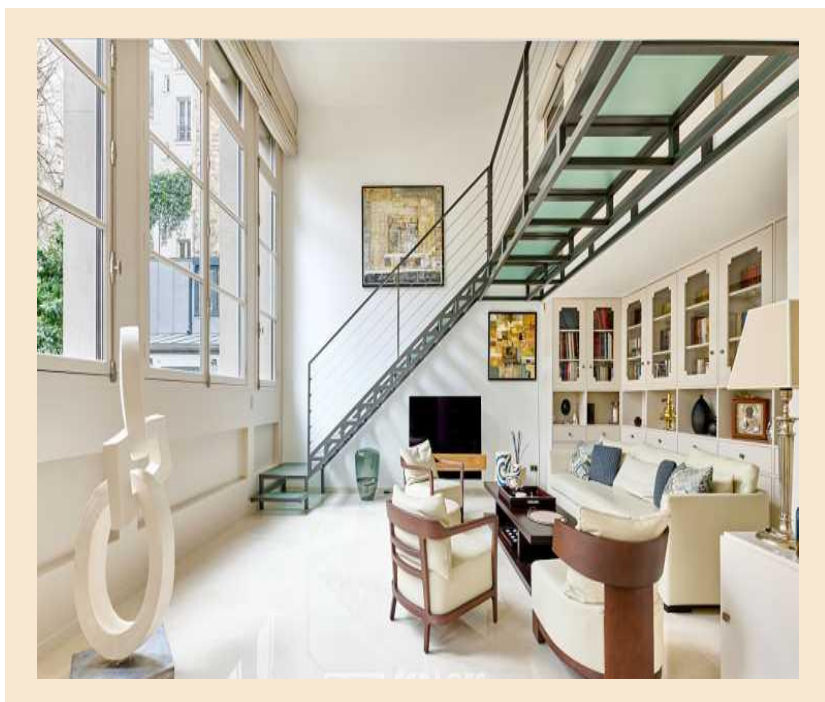


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## Art Deco Duplex Villa des Ternes

Paris , Paris , Paris Ile-de-France



# €1,595,000

inc. of agency fees

2 Beds      1 Baths      120 sqm

Very quietly located, in one of the most coveted private villas in the 17th arrondissement, within a charismatic building, this duplex of 119.97 m<sup>2</sup> (117.21 m<sup>2</sup> Carrez) offers truly high-end services. You...

### At a Glance

<b>Reference</b>	MFH-PARIS5217-C3	<b>Near to</b>	Paris	<b>Price</b>	€1,595,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	120 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Very quietly located, in one of the most coveted private villas in the 17th arrondissement, within a charismatic building, this duplex of 119.97 m<sup>2</sup> (117.21 m<sup>2</sup> Carrez) offers truly high-end services. You will first be struck by the majesty of the building which houses this quite exceptional property. Passing the building's glass airlock, you are greeted by an elegant hall entirely covered in wood which leads to the apartments of the address's privileged few. Once you cross the threshold of the apartment, the harmony of this expressive property transports you.

The entrance, equipped with numerous cupboards, has a bathroom followed by a guest toilet.

The living space follows, perfectly bright thanks to the numerous windows and the double height of 4m90.

The custom library alternates between light niches and glass cupboards.

For its part, the kitchen, dining and open, is entirely set with marble stone, equipped to the highest standard and equipped with storage cupboards.

The robust staircase-structure, made up of steps and glass slabs - which can be lit according to your mood - leads you to the upper floor with two bedrooms.

The master suite of 33 m2 offers countless small and large storage cupboards and incorporates a bathroom with large bathtub, walk-in shower and toilet.

The "mini-suite" of 19 m2 benefits from numerous dressing cupboards and a walk-in shower room with toilet.

The orchestration carried out by the architect is without any measure: everything is detail, nothing has been left to chance, tailor-made in its pure state, where Art Deco rubs shoulders with contemporary with elegance and coherence.

Interior and exterior electric blinds, Meljac equipment, alarm, 24/24 security etc.

Possibility of acquiring a parking space under the building in addition of the price.

Metro and RER Neuilly - Porte Maillot

+33 6 58 66 19 75

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 2400 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,595,000

## Key Information

Year Built:	1914
Internal Area:	120 sqm

## Location: Paris Ile-de-France



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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