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Haussmannian setting enhanced by an exceptional renovation - Place du...

Paris , Paris , Paris Ile-de-France



€3,500,000

inc. of agency fees

3 Beds

205 sqm

In a luxury Haussmannian building, whose façade will be completely renovated in the coming months, this fully air-conditioned apartment of 205.35 m² (177.10 m² Carrez) occupies the 4th floor by elevator....

At a Glance

Reference MFH-PARIS9513

Near to Paris

Price €3,500,000

Bed 3

Pool No

Hab.Space 205 sqm

Land Tax N/A

Property Description

In a luxury Haussmannian building, whose façade will be completely renovated in the coming months, this fully air-conditioned apartment of 205.35 m² (177.10 m² Carrez) occupies the 4th floor by elevator. Crossing and bathed in light thanks to its multiple exposures (mainly South), it benefits from a continuous balcony of around twenty m² offering a tree-lined and unobstructed view of the Place du Brésil. The rotunda

entrance introduces a vast, friendly reception area, where the charm of the old meets high-end services. The double reception area, composed of a living room with fireplace and a dining room, is distinguished by its generous volumes and refined finishes. The exposed half-timbering in the living room gives a unique elegance, sublimating the authenticity of this living space. Delicate moldings and fully functional period fireplaces harmoniously dialogue with an elegant and contemporary renovation. Adjoining the dining room, the eat-in kitchen seduces with its neat layout and prestigious equipment. Custom-designed, it is equipped with 11 Gaggenau elements and is completed by a back kitchen equipped with a laundry area. The night area, designed to offer comfort and privacy, consists of two suites and a bedroom, each offering access to the balcony and an unobstructed view. The master suite impresses with its double-height ceiling and its Murano glass pendant light, a centerpiece that enhances the space. It has a refined bathroom, a fitted dressing room and a staircase leading to a library and a large mezzanine office. The second suite benefits from a dressing room followed by a large contemporary bathroom. The separation between the dressing room and the bedroom created by the craftsmen of Kazéhana and Tuillière brings a unique architectural touch to the whole. The third bedroom has its own bathroom. The apartment also includes a separate toilet, as well as two former service bedrooms converted into a dressing room and technical room for the heat pump. In the basement, two large cellars, one of which is converted into a wine and tasting cellar, demonstrate the attention to detail. A large parking space in a neighboring building is available at an additional cost. In a secure condominium with caretaker, videophone and alarm, this exceptional apartment combines Haussmannian refinement and the discreet luxury of a contemporary renovation. Metro Wagram Line 3 33 6 35 19 03 14
Condominiums of 8 units (No proceedings in progress).

Annual expenses : 9025 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€3,500,000

Key Information

Year Built:	1900
Internal Area:	205 sqm
Property Features:	
•	Balcony: 1

Location: Paris Ile-de-France



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