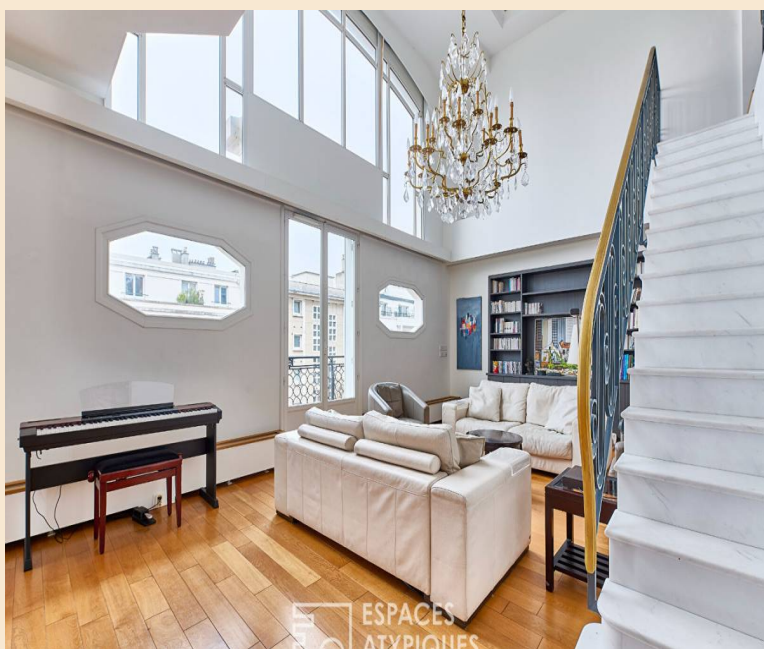


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Family high floor duplex with balconies and terrace - Auteuil Sud

Paris , Paris , Paris Ile-de-France



€2,460,000

inc. of agency fees

5 Beds 1 Baths 190 sqm

Auteuil Sud, located on the 6th and 7th floors by elevator of a beautiful old secure building from 1927, this 189.06 m2 duplex (185.65 m2 Carrez) benefits...

At a Glance

Reference	MFH-PARIS9438	Near to	Paris	Price	€2,460,000
Bed	5	Bath	1	Hab.Space	190 sqm
		Pool	No	Land Tax	N/A

Property Description

Auteuil Sud, located on the 6th and 7th floors by elevator of a beautiful old secure building from 1927, this 189.06 m2 duplex (185.65 m2 Carrez) benefits from 31.38 m2 of balconies and terrace, offering unobstructed views, including one of the Eiffel Tower.

The entrance serves a living room with double height ceilings, lit by a large glass roof facing South-East and

a French window opening onto a balcony.

The space is equipped with a home cinema with a built-in drop-down screen, a built-in bookcase, electric blackout blinds on the glass roof, a chandelier mounted on an electric winch. An over-ventilation system allows for nighttime cooling.

Adjoining, the kitchen / dining room benefits from a triple exposure (North, East and South-East), and is extended by two balconies.

The apartment has five bedrooms:

The master suite, with a private balcony and reinforced soundproofing glazing, is equipped with an air conditioning system and a bathroom with toilet and walk-in shower.

A second bedroom has a private bathroom and a balcony.

Two other bedrooms, one with a balcony, share a bathroom with toilet.

A final bedroom with a bathroom, toilet and kitchenette can be used as an independent studio with access to a second landing served by a lift (separating door with the apartment).

A separate laundry room, guest toilet, built-in storage and a class II-E safe complete the layout.

The duplex was completely restructured in 2015/2016, including the complete overhaul of the electricity and plumbing, the redoing of the floors with soundproofing underlay, as well as the installation of reinforced soundproofing on the partitions and interior doors. It is equipped with a double glazing system, an individual VMC with roof extraction, as well as central heating (CPCU) with built-in radiators, thermostatic heads on remote sensors and programmer.

A cellar of 11.28 m² completes this property with caretaker, combining elegance and modernity with all the amenities nearby.

*Possibility of acquiring in addition of the price 2 spaces in a nearby car park

**Possibility of acquiring in addition of the price a two-room apartment on the eighth top floor by elevator (only conditional on the purchase of this duplex)

Metros Exelmans or Chardon-Lagache (Lines 9 and 10)

+33 7 65 88 07 14

Condominiums of 74 units (No proceedings in progress).

Annual expenses : 11880 euros.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	1
Price	€2,460,000

Key Information

Year Built:	1927
Internal Area:	190 sqm
Property Features:	
• Balcony:	6

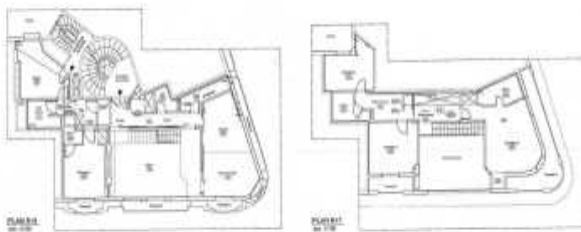
Location: Paris Ile-de-France



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