

[Click to view MFH-PARIS9438-C1](#)

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-C1

Bed 5

Near to Paris

Bath 1

Pool No

Price €2,460,000

Hab.Space 190 sqm

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

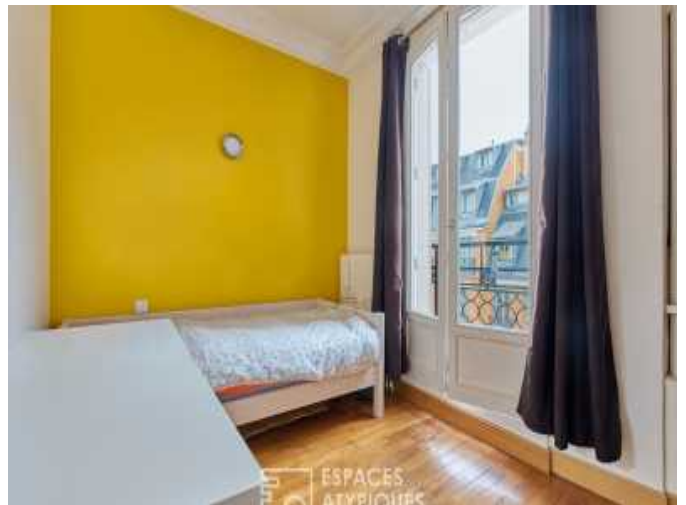
Location: Paris Ile-de-France



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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates