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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

5 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...

### At a Glance

Reference MFH-PARIS9513-C1

Near to Paris

Price €3,500,000

Bed 5

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 m<sup>2</sup> (177.10 m<sup>2</sup> Carrez) occupies the 4th floor by elevator. Currently arranged with three bedrooms, it will be possible to create four or five bedrooms. Crossing and bathed in light thanks to its multiple exposures (mainly South), it benefits from a continuous balcony of around twenty m<sup>2</sup> 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 23 54 34 32

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 9025 euros.

Summary

Property type: Apartment  
Bedrooms: 5  
Price €3,500,000

Key Information

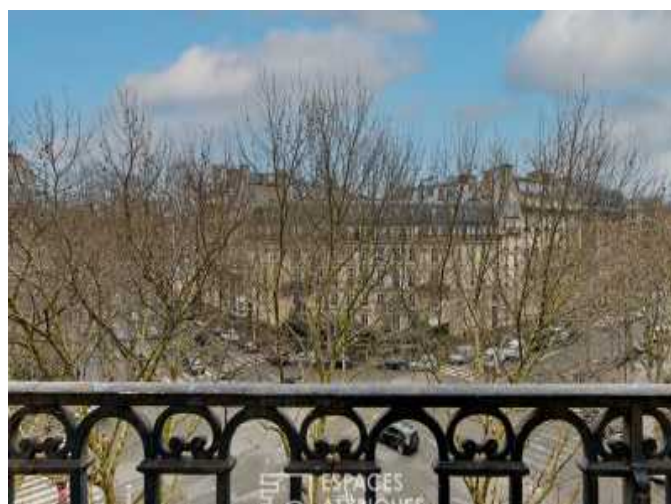
Year Built: 1900  
Internal Area: 205 sqm  
Property Features:

- Balcony: 1

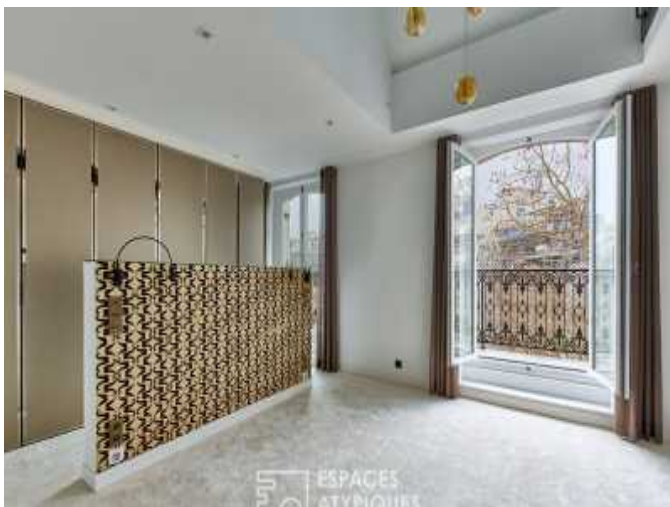
Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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