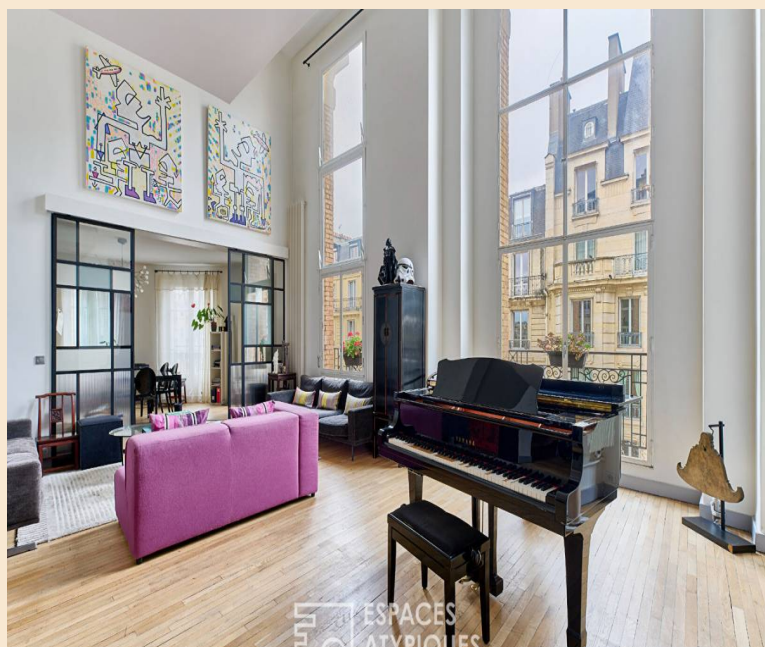


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Loft-style duplex with cathedral-style living room - Auteuil Sud

Paris , Paris , Paris Ile-de-France



€2,700,000

inc. of agency fees

4 Beds

2 Baths

205 sqm

Located in Auteuil Sud district, in the immediate vicinity of the Exelmans metro station, this remarkable 205.29 sqm duplex (203.68 sqm Carrez law) occupies...

At a Glance

Reference MFH-PARIS9794

Near to Paris

Price €2,700,000

Bed 4

Bath 2

Hab.Space 205 sqm

Pool No

Land Tax N/A

Property Description

Located in Auteuil Sud district, in the immediate vicinity of the Exelmans metro station, this remarkable 205.29 sqm duplex (203.68 sqm Carrez law) occupies the 4th and 5th floors, served by elevator, of an elegant 1930s building of very good standing.

Crossing the threshold, the eye is immediately caught by the cathedral living room, where the 5.90 meter high ceilings and two large full-height glass roofs impose a striking presence.

Natural light reigns supreme, enhancing the vertical architecture and generous volumes. In its extension, a corner dining room, elegantly delimited by a Mondrian-style glass partition, benefits from a double exposure thanks to four large windows.

The kitchen is independent and fully equipped.

Also on this level, a spacious master suite accommodates a custom-made dressing room and a vast marble bathroom. The toilet is separate.

From the entrance, a comfortable staircase leads to the 5th floor, where a mezzanine overlooking the living room opens onto a hallway distributing three bedrooms, two bathrooms, several custom-made dressing rooms, a laundry area and a separate toilet.

In addition, a double cellar of 16 sqm completes this rare property, located in a well-maintained building with caretaker.

Metro Exelmans (line 9)

+33 7 65 88 07 14

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 14033 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€2,700,000

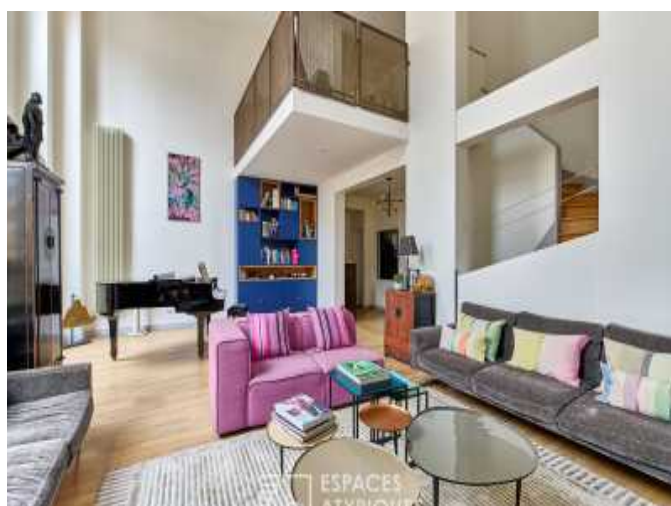
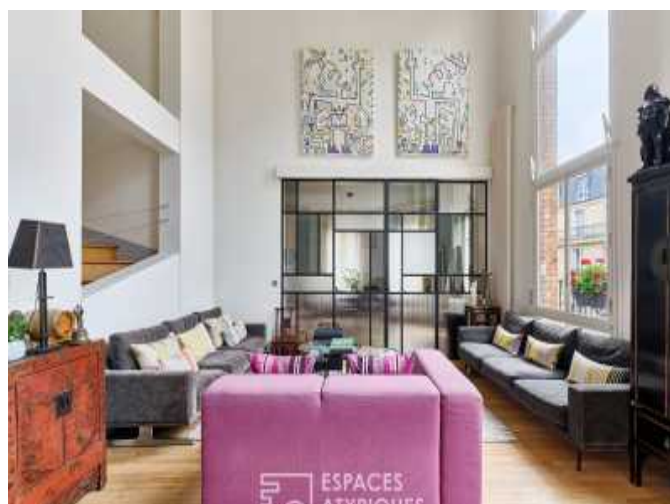
Key Information

Year Built:	1932
Internal Area:	205 sqm

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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