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Reception or family apartment in the style of a private mansion in the...

Paris , Paris , Paris Ile-de-France



€2,350,000

inc. of agency fees

5 Beds 1 Baths 250 sqm

Located in the Flandrin - Henri Martin - Faisanderie district, in a luxury Haussmannian building with elegant common areas, this 248.28 sqm (239.03 sqm...

At a Glance

Reference MFH-PARIS10895

Bed 5

Near to Paris

Bath 1

Pool No

Price €2,350,000

Hab.Space 250 sqm

Land Tax N/A

Property Description

Located in the Flandrin - Henri Martin - Faisanderie district, in a luxury Haussmannian building with elegant common areas, this 248.28 sqm (239.03 sqm Carrez) reception apartment, on the raised ground floor, benefits from remarkable volumes, enhanced by a ceiling height of 4 meters and ornate details evoking the spirit of a private mansion.

It has two independent entrances, offering the possibility of creating two separate units or of reconciling private life and professional activity.

The interior layout is structured around a vast entrance gallery of 45 sqm leading to a double reception room of 65 sqm, with fireplaces, moldings and original parquet floors.

A dining room of 44 sqm, as well as two bedrooms of 33 and 16 sqm (possibility of 3 to 5 bedrooms) are part of the continuity of the space.

A kitchen, a bathroom with toilet, a shower room with toilet and a guest toilet complete this property whose plan, through and fluid, offers real flexibility of use.

The building, perfectly maintained, benefits from a secure environment, with the presence of a live-in caretaker.

This atypical property, subject to the co-ownership regime, combines the refinement of Haussmannian architecture with impressive volumes, flexible use and significant redevelopment potential.

Ideal for a main residence, a liberal profession or an investment project.

A double cellar of 22 sqm located just below the apartment offers an extension possibility for the most imaginative.

Metro Line 9 - Rue de la Pompe or RER C - Avenue Henri Martin

+33 6 35 19 03 14

Condominiums of 18 units (No proceedings in progress).

Annual expenses : 15320 euros.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	1
Price	€2,350,000

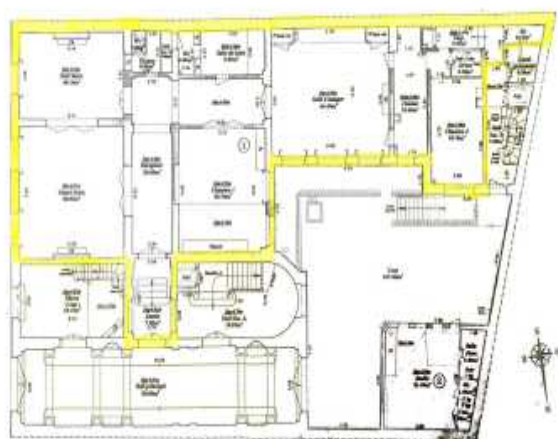
Key Information

Year Built:	1890
Internal Area:	250 sqm

Location: Paris Ile-de-France



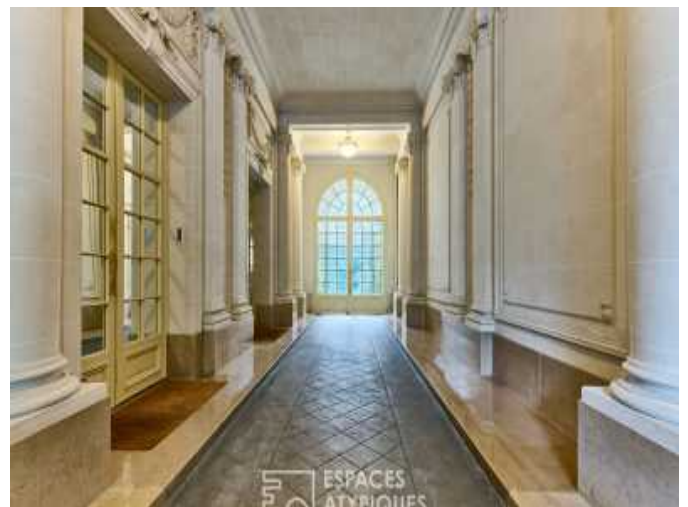
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C. BAUER – Sunday Times

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S. and L. BROWN



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