

## PARIS VII - PARTICULAR HOTEL IN A PRIVATE STREET

19 800 000 €

Ref 86072288

Paris 7ème - Mansion 3753 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Close to the Invalides and the Rodin Museum, in a private, quiet, secure lane with concierge service 6 days a week, the Vaneau Group offers a remarkable, fully renovated townhouse. With a surface area of 565 m<sup>2</sup> (467.86 m<sup>2</sup> Carrez law), this rare property has been fitted out and furnished by a renowned architect, who has taken full advantage of the generous volumes and noble materials. All levels are served by an elevator. The first floor features a vast entrance gallery with 3.60-meter high ceilings, leading to a guest checkroom and a relaxation area with a bar, billiards table and TV lounge. This convivial space gives access to a 55 m<sup>2</sup> terrace planted with trees, a true haven of peace in the heart of the Left Bank. Two suites with bathrooms, dressing rooms and separate toilets complete this level. On the upper floor, two further suites, also with their own bathrooms, dressing rooms and independent toilets, offer a comfortable and refined night space. The top floor features a spectacular 85 m<sup>2</sup> reception room with double east/west exposure and 4-meter high ceilings. This space is complemented by a fully fitted and equipped contemporary kitchen, as well as an office. The garden level features a gym, a wine cellar and a vast private garage for up to four vehicles. The entire property is fully air-conditioned and offers an exceptional living environment that is at once discreet, luxurious and elegant.

### Vaneau Collection Privée

✉ [collection-privée@vaneau.fr](mailto:collection-privée@vaneau.fr)

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Vaneau Collection Privée

19, Avenue Raymond  
Poincaré 75116 Paris

**Price :** 19 800 000 €

**Surface :** 3753 sq ft

**Rooms :** 7

**Bedrooms :** 4

**Floors :** 3

**Bathrooms :** 4

**Shower rooms :** 0

**Elevator :** Yes

**Parkings :** 2

**Alarm :** Yes

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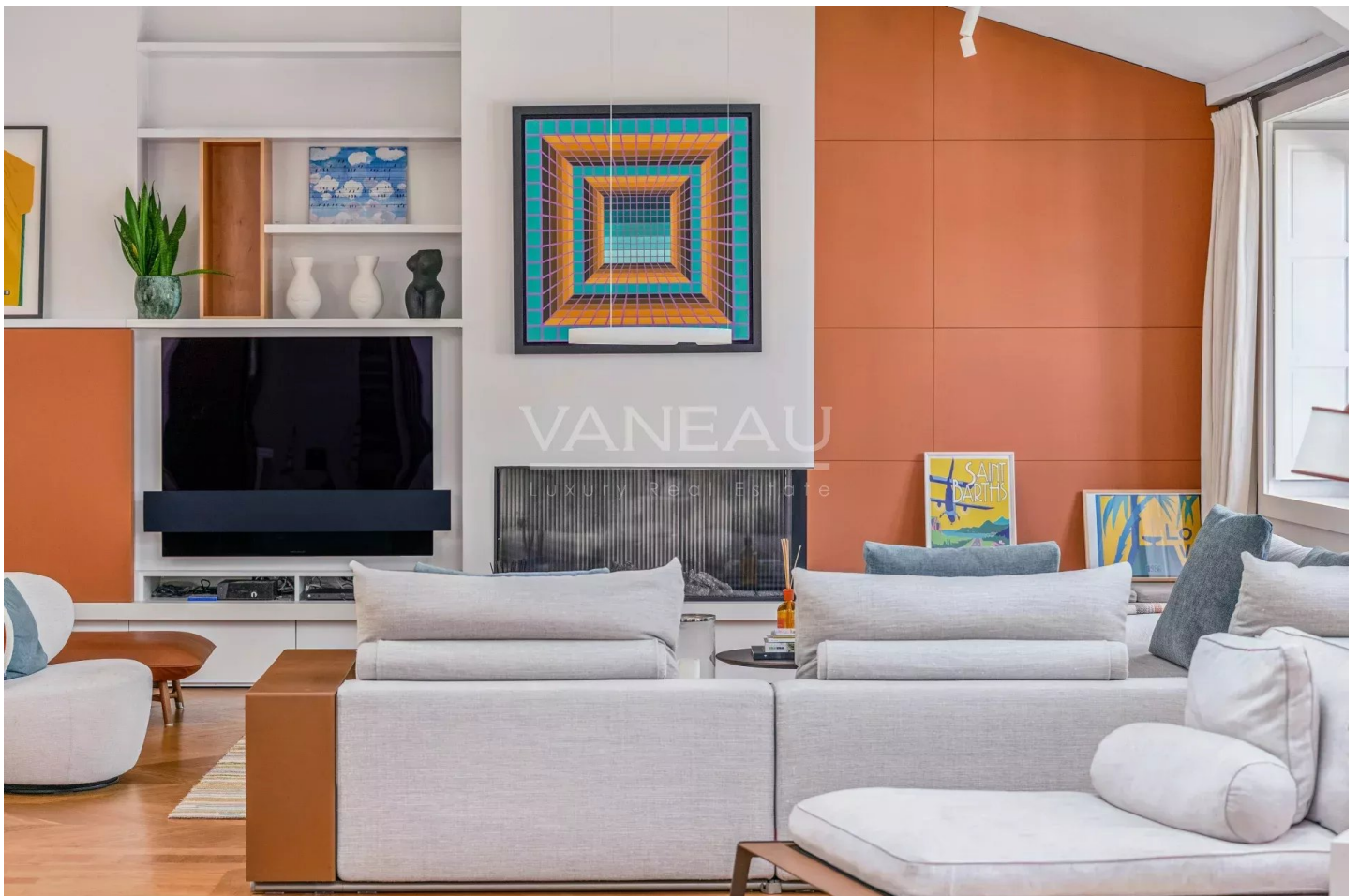
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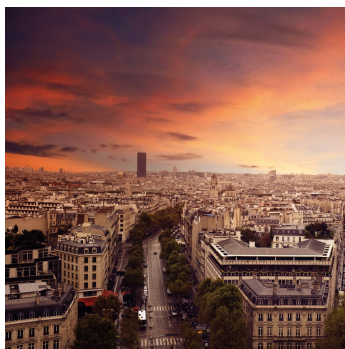
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### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### **VANEAU**

Immobilier de prestige depuis  
1972



### **VANEAU VIAGER**

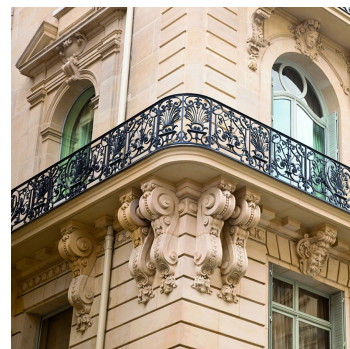
30 ans d'expérience en vente  
viagère



### **VANEAU BUREAUX & COMMERCES**

+10 000 offres disponibles

## **VANEAU C'EST AUSSI**



### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100%  
immobilier neuf



### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à  
Paris



### **COURTAGE CRÉDITS**

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés