

PARIS 15E - FAMILY HOME (291²M² CARREZ - 370 M² FLOOR AREA) AND

3 250 000 €

Ref 84621426A

Paris 15ème - House / Villa 3130 sq ft

VANEAU
Luxury Real Estate



About this property

On a street named after an illustrious physicist whose work was devoted to light, this exceptional family home is hidden from view and secure from the street. Once over the threshold of a wide paved courtyard, the house reveals all its elegance, developing 290.82 m² Carrez (370.23 m² floor area) and opening onto an intimate 95 m² garden. Right from the entrance, the central staircase sets the tone and leads to generous reception areas: a vast, light-filled double living room, where high ceilings, delicate moldings and a period fireplace interact with a 19 m² patio that extends the living room. A convivial dining room, spacious galley kitchen and guest toilet complete this level. Upstairs, three large bedrooms, an office that can double as a spare bedroom, a shower room and a refined bathroom with bathtub and walk-in shower offer comfort and privacy. Upstairs, an additional bedroom, an office area, a vast dressing room and an elegant bathroom complete the night space, along with a separate toilet. The 70 m² English-style basement features a 46 m² games room, utility room and wine cellar. An independent 40 m² Carrez annex, accessible from the house or directly from the garden, completes the ensemble. Arranged as an apartment with entrance hall, living room and open kitchen, bedroom and shower room with toilet, it's an ideal place to welcome guests, accommodate staff or set up a liberal profession. Perfectly maintained, this house has retained all the authenticity of its original features - parquet floors, moldings and fireplaces - and embodies the subtle alliance of timeless elegance and Parisian art de vivre. Loi Alur : Mandat n°21425 - Fees payable by the vendor - Number of lots in the condominium: 54 - Average amount of current service charges 5392 euros/year - No proceedings in progress (articles 29-1A/29-1 loi 65-557, L.615-6 du CCH) Information on the risks to which this property is exposed is available on the GÃ©orisques website:

Vaneau Luxembourg

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VANEAU LUXEMBOURG 6th
13, rue Vavin 75006 Paris

Price : 3 250 000 €

Surface : 3130 sq ft

Rooms : 8

Bedrooms : 5

Bathrooms : 2

Shower rooms : 2

Garden : Yes

Cellar : Yes

Digicode : Yes

Terrace : Yes

www.georisques.gouv.fr - Details of our rates on <http://www.vaneau.fr/fr/nos-honoraire-paris-neuilly>

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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



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VANEAU PATRIMOINE

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Paris



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140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés