

PARIS XVI - WALTER BUILDINGS - FAMILY AND RECEPTION APARTMENT - FOUR BEDROOMS.

3 330 000 €

Ref 86909503

Paris 16ème - Appartement 3145 sq ft

VANEAU
Luxury Real Estate



About this property

Ideally located just a few steps from the Ranelagh Gardens, within the prestigious Walter building complex built in 1930 by the architect of the same name, this magnificent 292 m² apartment according to the Carrez law is located on the first floor by elevator. Perfectly quiet and private, it consists on the reception side of an entrance leading to a majestic living room with fireplace, a large dining room, and a semi-professional fully equipped large kitchen. On the night side, it features three beautiful en-suite bedrooms each with its own bathroom and a master bedroom with a spacious bathroom with bathtub and shower as well as a large fitted dressing room. This through property benefits from impressive volumes with its large reception room of 94 m² and its 37 m² kitchen, inviting hosting family and friends. The same applies to the four bedrooms. It combines modernity, splendor, and the charm of the 30s while retaining some period attributes: mosaic in the entryway, Art Deco motifs, fireplace, marble, and Hungarian point parquet. The upscale, secure building, which was recently renovated, offers very good amenities in the well-maintained common areas. On-site caretaker. It is complemented by a double basement cellar and the possibility to purchase a service room. LOI ALUR: 85 lots in the co-ownership. Annual quota of the estimated budget of about 1. Simple mandate No. 22 184. Agency fee payable by the buyer 4% including VAT, i.e., 135,000 - sale price 3,485,000 excluding fees - DPE: (E). No ongoing procedures based on Articles 29-1 A and 29-1 of Law No. 65.557 of July 10, 1965, and Article L.615-6 of the CCH. Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr Details of our pricing at <http://www.vaneau.fr/fr/nos-honoraires-paris-neuilly>

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VANEAU 16th

6, Rue Donizetti 75016 Paris

Price : 3 330 000 €

Surface : 3145 sq ft

Rooms : 6

Bedrooms : 4

Floors : 7

Bathrooms : 3

Shower rooms : 1

Elevator : Yes

Digicode : Yes

Intercom : Yes

Caretaker : Yes

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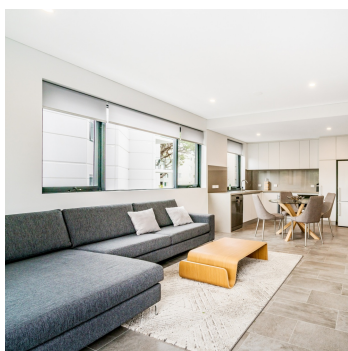
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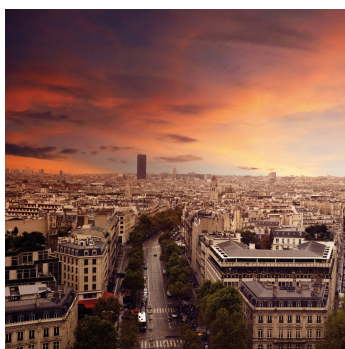
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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

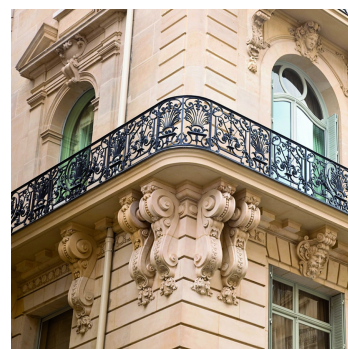
30 ans d'expérience en vente
viagère



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