

# PARIS XVIIE - IENA - PLACE DE L'AMIRAL DE GRASSE.

7 800 000 €

Ref 86519191K

Paris 16ème - Apartment 4872 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Ideally located in the heart of the XVI<sup>ème</sup> arrondissement, between the Arc de Triomphe and Place du Trocadéro, in the immediate vicinity of the Champs-Élysées, quality shops and transport, this property enjoys an exceptional address. Set in a beautiful eclectic-style building built in 1895, with elegant common areas, this rare property occupies the entire second floor. With a surface area of 452.64 m<sup>2</sup> under Carrez law, this mixed-use property comprises eighteen harmoniously proportioned rooms. The ensemble is distinguished by its absolute calm, spectacular volumes, very high ceilings and sumptuous, perfectly preserved period moldings, giving the place a majestic, timeless atmosphere. The centerpiece of the property is a 58 m<sup>2</sup> rotunda, currently used as a meeting room, a particularly rare architectural feature. This circular space, bathed in light, lends itself ideally to the creation of an exceptional reception room, ceremonial lounge or performance space, enhancing the unique character of the site. The free-flowing layout of the spaces offers a high degree of freedom, allowing multiple configurations according to the uses envisaged. Located in the heart of a secure, international district, in the immediate vicinity of major institutions and embassies, this rare property represents a unique opportunity to combine history, architectural elegance and prestige potential. Fee of 4% incl. VAT included in the sale price, payable by the purchaser, i.e. a price excluding fees of euros 7,500,000. Average annual running costs: ....euros Number of lots: 94 -There are no current proceedings under articles 29-1 A and 29-1 of law no. 65-557 of July 10, 1956 and article L.615-6 of the CCH. Estimated annual energy costs for standard use: between euros 6,650 and euros 9,040 per year, indexed to January 1, 2025. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>.

## Vaneau Neuilly

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VANEAU AGENCY NEUILLY

137, avenue Achille Peretti  
92200 Neuilly sur Seine

**Price :** 7 800 000 €

**Surface :** 4872 sq ft

**Rooms :** 18

**Floors :** 6

**Bathrooms :** 0

**Shower rooms :** 0

**Elevator :** Yes

**Digicode :** Yes

**Intercom :** Yes

**Alarm :** Yes

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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