

# PARIS XVI - FAMILIAL FLAT WITH TERRACE - STUDIO AND CAR PARK

2 745 000 €

Ref 87044280

Paris 16ème - Appartement 1808 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

PARIS 16th DISTRICT à Trocadéro / Passy On the 6th floor of an elegant, perfectly maintained 1952 beauty-stone building with a live-in caretaker, this 152 sqm dual-aspect apartment offers outdoor spaces, peace and quiet, exceptional natural light, and is in excellent condition. The property includes a separate service studio, a spacious private garage, and several storage areas. The apartment features an entrance hall leading to a large sun-filled reception room arranged in a star-shaped layout, opening onto a south-east facing balcony/terrace. It also includes a fully equipped kitchen, a large bedroom, and a hallway with built-in storage leading to two additional generous bedrooms, one of which has its own bathroom, while the other benefits from a west-facing terrace with no overlooking neighbors, offering beautiful views of sunsets over Mont Valérien. A shower room with WC and a separate toilet complete the property. With excellent potential for further optimization, generous proportions, and 2.80 m high ceilings, this apartment is a rare and highly sought-after property in this prestigious area. It is ideally located close to numerous shops, including those on Rue de Passy, public transport (Metro lines 6 and 9, and buses), some of the neighborhood's top schools à including the Janson de Sully school district à as well as the beautiful Trocadéro gardens and, just 800 meters away, the Jardin du Ranelagh leading to the Bois de Boulogne. Included with the apartment is a separate, independent service studio in perfect condition (valued at à-120,000), bright and located in a semi-basement level, fitted with a kitchenette area and shower room. The WC is located on the landing. It is ideal for a student or au pair (with elevator access to the upper floors). The property also includes a large enclosed private garage (valued at à-80,000), a cellar, and two storage rooms. Apartment size: 153 sqm total floor area, including 152.01 sqm under the Carrez Law, with 18 sqm of

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VANEAU SÈVRES-  
LECOURBE 15th  
58, rue Lecourbe 75015 Paris

**Price :** 2 745 000 €

**Surface :** 1808 sq ft

**Rooms :** 6

**Bedrooms :** 3

**Floors :** 7

**Bathrooms :** 1

**Shower rooms :** 1

**Cellar :** Yes

**Elevator :** Yes

**Parkings :** 1

**Digicode :** Yes

**Intercom :** Yes

**Terrace :** Yes

outdoor space Service studio size: 10.92 sqm under the Carrez Law Total living area:  
182 sqm Weighted surface area: 168 sqm Garage size: 20 sqm with electric roller  
door Cellar size: 8.57 sqm Two private-use storage rooms, including one large unit

**Caretaker :** 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