

PARIS XVI - PRESTIGIOUS 210 SQ.M. HAUSSMANN APARTMENT NEAR PLACE D'ÉNA

3 388 000 €

Ref 87067477

Paris 16ème - Appartement 2260 sq ft

VANEAU
Luxury Real Estate



About this property

Ideally located near Place d'Éna, between Place du Trocadéro and Place des États-Unis, just moments from the Eiffel Tower, this exceptional 210 sq.m. (Carrez Law) family and reception apartment occupies the entire second floor of an elegant Parisian freestone (Pierre de Paris) Haussmann-style building with elevator. Surrounded by some of the capital's most distinguished Haussmann buildings and elegant private mansions (hôtels particuliers), this prestigious address lies in one of the most sought-after residential neighborhoods of Paris's 16th arrondissement. Renowned for its refined lifestyle, international embassies, luxury residences, and immediate proximity to Avenue Kléber, Avenue d'Éna, and the Golden Triangle, the neighborhood offers an exceptional balance of tranquility, security, and convenience. Residents enjoy easy access to Michelin-starred restaurants, world-class museums, luxury shopping, prestigious French and international schools, and many of Paris's most iconic landmarks. Flooded with natural light and benefiting from a continuous stone balcony running along the entire façade, the apartment perfectly blends the timeless elegance of period architecture with contemporary comfort. It also enjoys open views over a magnificent private mansion (hôtel particulier), a rare and highly desirable feature that enhances the sense of privacy and prestige. From the moment you enter, the impressive proportions immediately stand out, with a vast reception room, a separate dining room, and a spacious fully equipped eat-in kitchen featuring a high-performance ceiling-mounted extractor hood and a dedicated laundry area. The property's original Haussmann features have been beautifully preserved,

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VANEAU TROCADÉRO 16th
19, avenue Raymond
Poincaré 75016 Paris

Price : 3 388 000 €

Surface : 2260 sq ft

Rooms : 7

Bedrooms : 4

Floors : 6

Bathrooms : 2

Shower rooms : 1

Balconies : Yes

Elevator : Yes

Digicode : Yes

Intercom : Yes

including herringbone parquet flooring, refined mouldings, period fireplaces, and generous ceiling heights. Its outstanding layout, with no wasted space, provides seamless circulation and remarkable perspectives throughout. The private quarters comprise four spacious bedrooms, including three genuine suites, each with its own en-suite bathroom or shower room. A large dressing room, easily convertible into a fifth bedroom, completes the accommodation. Alternatively, the layout also allows for the creation of a triple reception area to suit the most discerning buyers. The apartment further benefits from two large bathrooms, one shower room, two separate toilets, as well as the possibility of creating a third bathroom. The building is fully secured, and its common areas are impeccably maintained, reflecting the quality of this distinguished address. No major renovation works or significant condominium expenses are anticipated, offering future owners complete peace of mind. A beautifully fitted double cellar of approximately 26 sq.m., secured by a reinforced door, completes this rare property in one of the most sought-after addresses of Paris's 16th arrondissement. Should you require any additional information or wish to arrange a private viewing, please don't hesitate to get in touch. I would be pleased to assist you and answer any questions you may have.

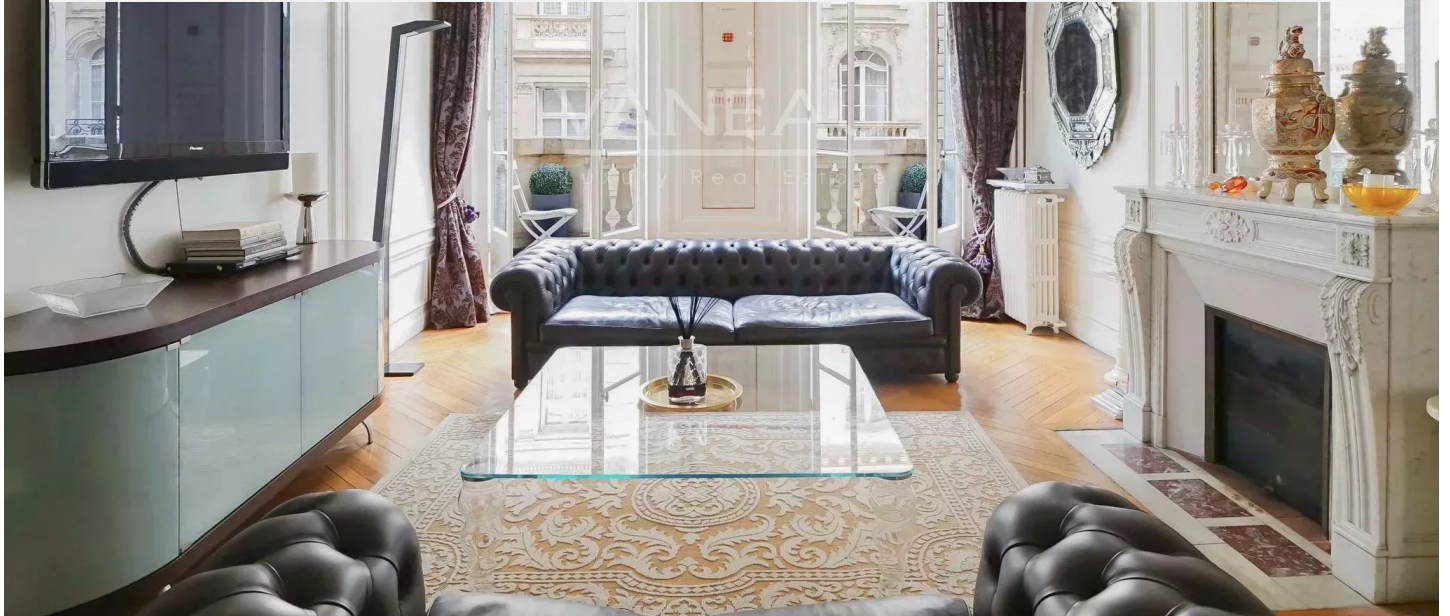
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