

PARIS 17TH (TERNES) 75017 FRANCE

**€1,600,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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Nestled in a quiet, in the prestigious 17th arrondissement, between Place de l'Étoile and Porte Maillot, discover this unique duplex on the 7th and 8th (top) floors of a high-end building. Spanning 147 sqm of floor space (140 sqm Carrez law), this rare property stands out with its 13 sqm walk-out terrace, offering a spectacular view over the Parisian rooftops and the Sacré-Cœur. Generous & Versatile Layout The apartment features a duplex floor plan and two independent entrances, offering incredible flexibility for renovation: Reception Area: A vast, light-filled living room of over 50 sqm, opening directly onto the terrace. A separate kitchen completes the living space.

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Sleeping Quarters: 3 spacious bedrooms, including a true master suite with a full bathroom (shower, bathtub, double vanity, and WC). Amenities: An additional shower room and bathroom, a storage room, and plenty of built-in closet space. A Remarkable Renovation Project Entirely in need of renovation, this duplex represents a blank canvas for interior design enthusiasts. It offers immense potential to create a warm, bespoke home on the very top floor. Key features: A terrace with breathtaking views and two cellars complete this exceptional property. A Privileged Neighborhood Lifestyle Just steps away from Place Saint-Ferdinand and Avenue de la Grande Armée, enjoy a high-end "village feel": gourmet shops and transport links (Metro, RER, Bus) are all within a few minutes' walk. School catchment: Ecole Colonel Moll and Collège André Malraux. Ready to discover this unique potential? Contact me to arrange a private viewing and let yourself be captivated by the view.



