

PARIS 16TH 75016 FRANCE

**€5,750,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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ENGLISH TRANSLATION. Paris 16th – Exceptional Duplex with Terraces and Eiffel Tower View On the top floor of a secure residence, this duplex of nearly 250 m<sup>2</sup> offers a rare opportunity: extraordinary volumes, to be entirely renovated, allowing you to write your own story in an exceptional setting. The living room, with high ceiling height and view of the Eiffel Tower, sets the tone immediately. Two large ground-level terraces bring calm and light — true havens of peace in the heart of Paris.

**249 m**

**€5,750,000**



Spread across two levels, the layout lends itself equally to a fulfilling family life or an entertaining-focused configuration: five bedrooms including two possible suites, several bathrooms, a kitchen, and a study. Complemented by a self-contained service room, two parking spaces and two cellar units. An exceptional property to transform according to your wishes. Sale price: €5,750,000 (seller's fees included) Number of principal lots in the co-ownership: 50 lots Annual service charges: €18,000 Energy rating: F Estimated annual energy costs: between €6,770 and €9,210 per year "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)" Note: The original lists the price as "5750 000 000 €", which appears to be a formatting error. I have rendered it as €5,750,000 — please confirm the correct figure before publishing.





Aménagement proposé par Coldwell Banker, non contractuel

