

PARIS 17TH (PLAINE-MONCEAU) 75017 FRANCE

**€9,200,000**

*150 Years*

JOHN D WOOD & CO.

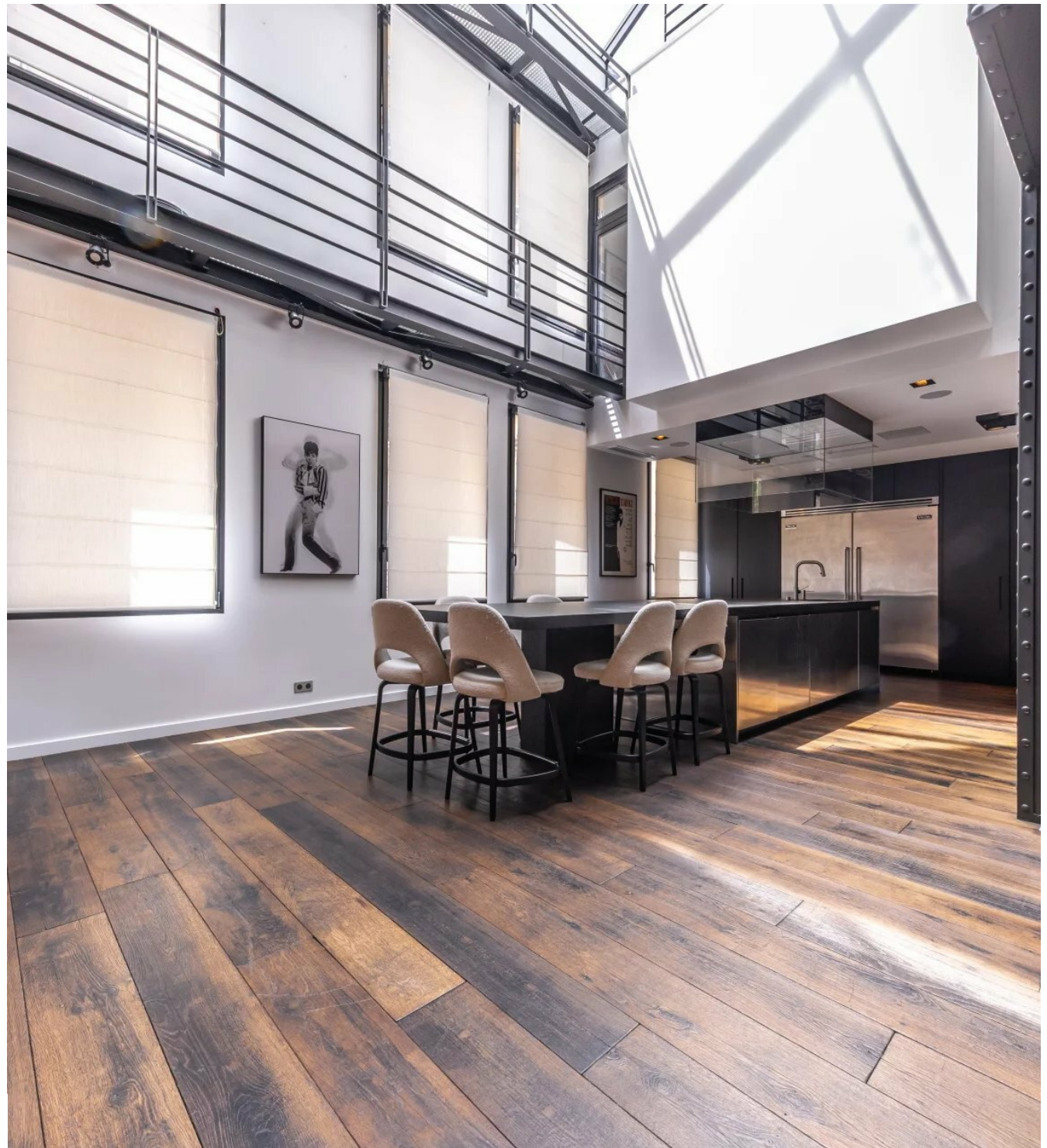
London, Country & International Property

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FRANCE

In the heart of the highly sought-after Ternes district, this remarkable contemporary townhouse captivates with its spectacular architecture and resolutely modern elegance. Inspired by the spirit of New York lofts, it combines open spaces, natural light, and high-end amenities in an atmosphere rarely found in Paris. The main reception area immediately impresses with its exceptional proportions and contemporary aesthetic. A true living and entertaining space, it houses a kitchen with dining area, a custom-built library, and a spacious living room arranged around a central fireplace. Noble materials and refined finishes create a warm and inviting atmosphere.

**476 m**

**€9,200,000**



The sleeping quarters comprise a superb master suite, three additional bedrooms, and an office, offering absolute comfort and complete privacy. Outside, a landscaped rooftop terrace and an elegant, tree-lined ground-floor terrace seamlessly extend the living spaces and offer tranquil, secluded retreats. The property also benefits from a separate commercial space, allowing for various uses: professional activity, showroom, private gallery, or rental investment, while preserving the privacy of the residential section. Particularly rare in the capital, this property also includes 5 to 6 private parking spaces accessible by elevator. Among the amenities: integrated air conditioning, a high-end sound system, and an elevator ensuring optimal daily living comfort. A discreet and exclusive address in one of Paris's most sought-after areas, where prestige, modernity, and the art of living meet with elegance. Sale price: €9,200,000 (seller's fees included) Energy Performance Certificate (EPC): Class C Annual energy costs: between €6,160 and €8,420. 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)



MÉNAGEMENT PROPOSÉ PAR COLDWELL BANKER, NON CONTRACTUEL

