

PARIS 17TH 75017 FRANCE

€1,495,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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At the heart of the highly sought-after Plaine Monceau district, just steps from Wagram metro station, discover this magnificent duplex nestled on the 6th and top floor of an elegant Haussmannian building with elevator. Offering 115 sqm under Carrez law (130 sqm total floor area), this apartment immediately captivates with its generous volumes, abundant natural light, and unique atmosphere—perfectly suited for family living or for those seeking a truly rare property.

130 m

€1,495,000



From the moment you enter, the layout has been thoughtfully designed to combine style and functionality: guest WC, dressing area, and a fully equipped independent kitchen that be opened onto the living room to create a spacious, contemporary, and welcoming living area. The double reception room is the centerpiece of the property. Its exceptional 5.5-meter ceiling height, enhanced by abundant natural light, creates a living space that is both warm, elegant, and impressive. A second reception area offers the flexibility to design a TV lounge, reading nook, or a dedicated children's space. Upstairs, the night area features an ideal layout: a bathroom with both shower and bathtub, a laundry room, and a master suite with en-suite shower room and dressing. Two additional bedrooms complete this level, including a spacious 19 sqm bedroom offering peace and comfort. The charm of period features has been beautifully preserved: oak parquet flooring, moldings, and fireplaces lend the entire apartment a timeless elegance. Dual-aspect and filled with light, this property offers a living environment that is both practical and inspiring. A large cellar completes this rare property—an absolute favorite for those seeking distinctive spaces and character-filled features



