



PARIS 16 – VICTOR HUGO / ÉTOILE – “LIKE A HOUSE” 4-BEDROOM FAMILY APARTMENT WITH PATIO & TERRACE

PARIS 16 – VICTOR HUGO
/ ÉTOILE – "LIKE A HOUSE"
4-BEDROOM FAMILY
APARTMENT WITH PATIO
& TE...



PROPERTY FACT FILE	
REFERENCE	A45349HHE75
PRICE	€ 2,500,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (2 427 185 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	170 m²
LAND	42 m²
TOWN	Paris 16e Arrondissement
DEPARTMENT	
LOCATION	
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	
*Price based on current exchange rate which is subject to change	





PARIS 16 – VICTOR HUGO
/ ÉTOILE – “LIKE A
HOUSE” 4-BEDROOM
FAMILY APARTMENT
WITH PATIO & TE...

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Ideally located between Place Victor Hugo and Place de l'Étoile, in a discreet and sought-after residential street just moments from the Arc de Triomphe and the Champs-Élysées, this rare “house-style” family apartment offers 140.5 m² Carrez (158.5 m² floor area) organised around elegant outdoor spaces including a central patio and a

DESCRIPTION

Tucked away in a peaceful and confidential street between Avenue Victor Hugo and Place de l'Étoile, just 250 metres from the Arc de Triomphe and the Champs-Élysées, this rare family property offers the feel of a private house in the heart of Paris 16.

Developing 140.5 m² Carrez (158.5 m² total floor area), the apartment is arranged around beautifully designed outdoor spaces: a central patio of approximately 14 m² and a landscaped terrace of around 31 m², creating an exceptional sense of openness and tranquility rarely found in Paris.

From the moment you enter, the impressive volumes and natural light stand out. The main living area of approximately 55 m² benefits from wide floor-to-ceiling openings and a large skylight, creating a bright contemporary atmosphere with a seamless connection between interior and exterior spaces. The open-plan kitchen extends naturally into the reception area, making the property particularly suited to modern family living and entertaining.

The ground floor also includes:

- * a spacious guest bedroom or office of approximately 17 m² with shower room and WC,
- * an independent guest WC,
- * entrance storage.

Upstairs, the night area offers an ideal family configuration with:

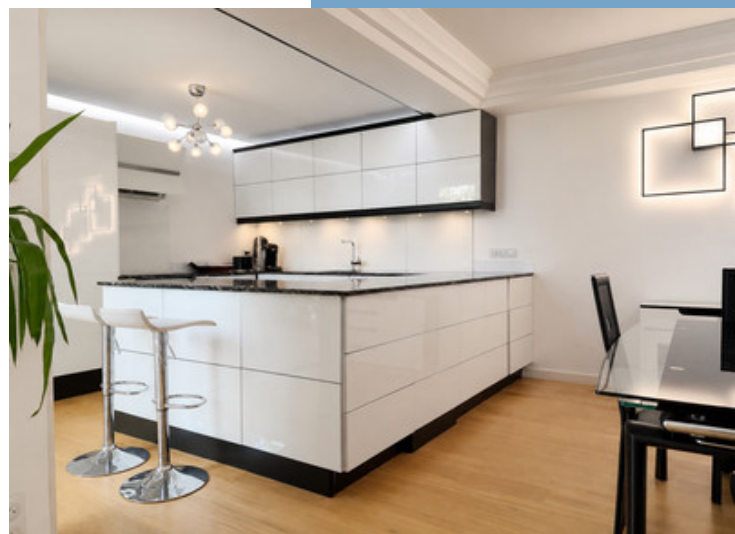
- * one bedroom with private shower,
- * two mezzanine bedrooms, including a generous principal bedroom,
- * a family bathroom with double shower and WC.

The principal bedroom and patio both provide direct access to the beautifully landscaped terrace, a true additional l...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45349HHE75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

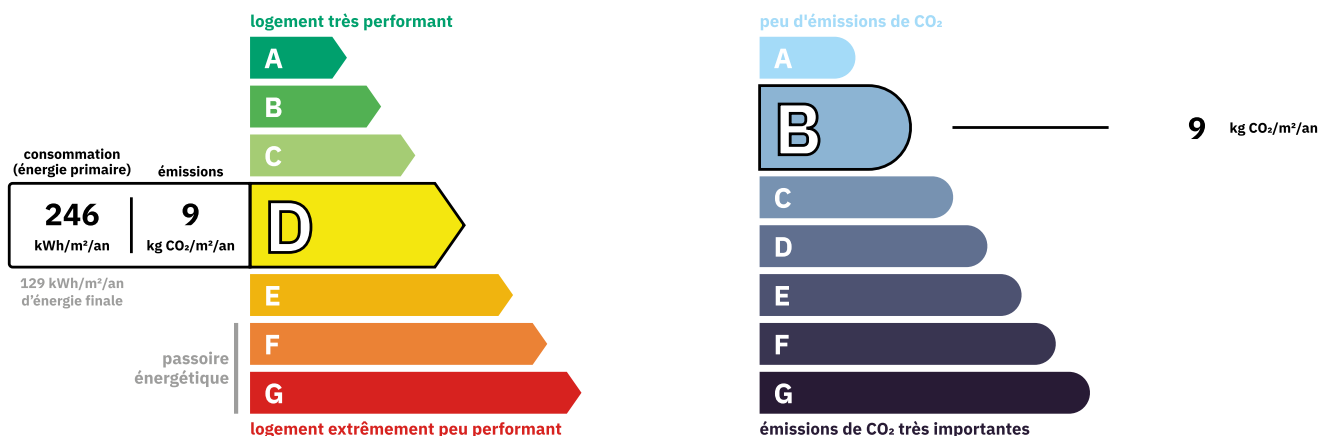
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 2350 € and 3220€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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