



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* <small>*agency fees included: 3 % TTC to be paid by the buyer (2 427 185 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	170 m <sup>2</sup>
LAND	42 m <sup>2</sup>
TOWN	Paris 16e Arrondissement
DEPARTMENT	
LOCATION	
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	



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 m<sup>2</sup> Carrez (158.5 m<sup>2</sup> 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 m<sup>2</sup> Carrez (158.5 m<sup>2</sup> total floor area), the apartment is arranged around beautifully designed outdoor spaces: a central patio of approximately 14 m<sup>2</sup> and a landscaped terrace of around 31 m<sup>2</sup>, creating an exceptional sense of openness and tranquillity rarely found in Paris.

From the moment you enter, the impressive volumes and natural light stand out. The main living area of approximately 55 m<sup>2</sup> 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 m<sup>2</sup> 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

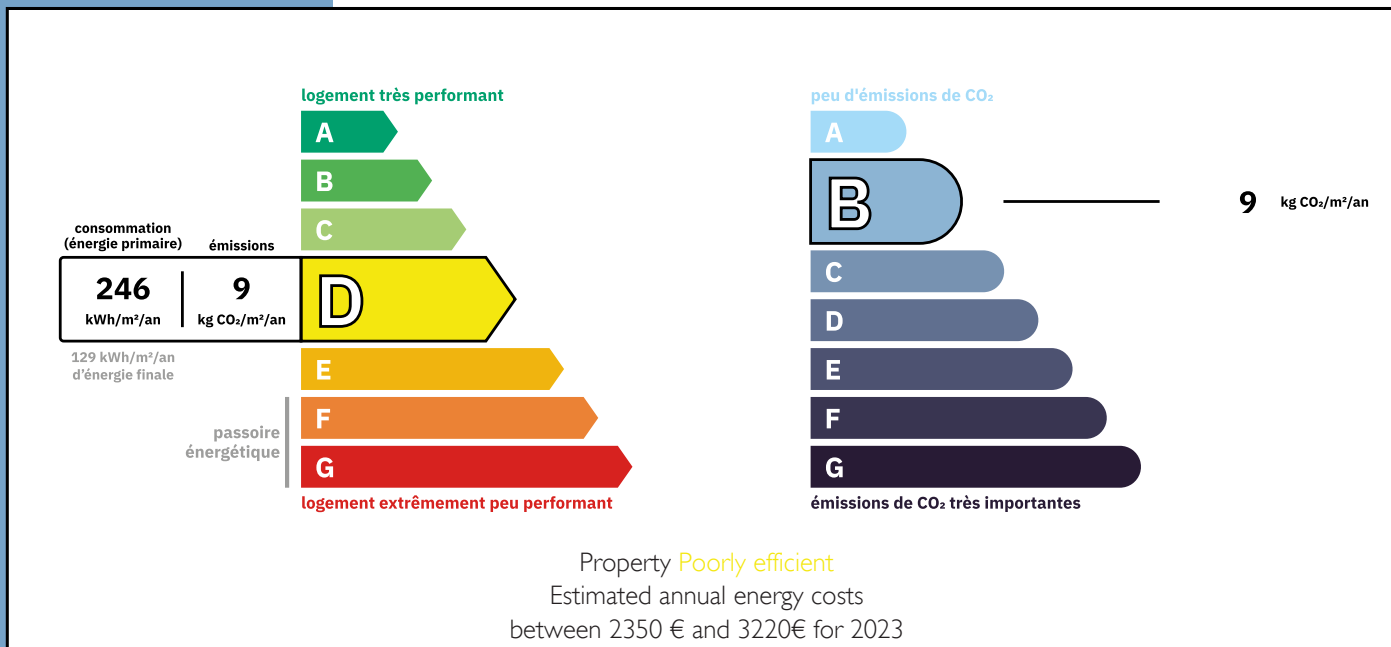


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A45349HHE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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