



## House Four-bedroom (5+kk)

500 m<sup>2</sup>, Paris, Île-de-France

€ 14 800 000 | CZK 360 232 000



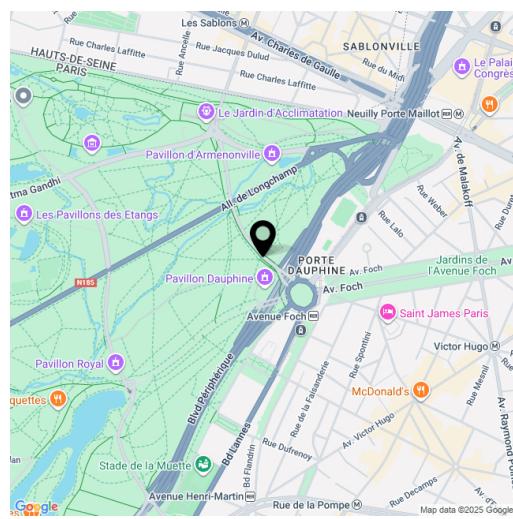


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Plot	652 m <sup>2</sup>
Garden	125 m <sup>2</sup>
Parking	Three parking spaces in the garden and two further parking spaces in the private street.
Cellar	-
PENB	C
Reference number	111451



**A grand family residence surrounded by a lush garden and courtyard is located on the secure, gated Rue Berlioz, close to the prestigious Avenue Foch in western Paris.**

Spread across four floors connected by an **elevator**, the residence offers approximately 500 m<sup>2</sup> of living space, including a spacious living room with a **fireplace** and dining area, a kitchen equipped with a breakfast bar, a master bedroom with a study, and several additional bedrooms with en-suite bathrooms and walk-in closets. In the annex, which occupies nearly 125 m<sup>2</sup>, there is a **swimming pool** and a **fitness area with a hot tub**. The property includes **three on-site parking spaces** and **two additional reserved spaces** on the private street.

The house features **large sliding windows** that can be shaded with electric shutters and exterior awnings, as well as high-quality wooden floors.

Premium technological equipment includes **air conditioning**, a security system, an intercom, and a water softener.

The northern part of Paris's 16th arrondissement benefits from its direct proximity to the vast **Bois de Boulogne** park, home to lakes, cycling paths, meticulously landscaped gardens, as well as the **Fondation Louis Vuitton** contemporary art museum and the **Jardin d'Acclimatation**, a popular family leisure area with amenities and a petting zoo. The 16th arrondissement is renowned for its 19th-century architecture, broad boulevards, prestigious schools, and elegant parks, making it one of the traditionally most sought-after addresses of the French upper society. Convenient access to the rest of the city is provided by the nearby Neuilly-Porte Maillot metro station and bus lines.

Floor area: 500 m<sup>2</sup>; garden: 125 m<sup>2</sup>.