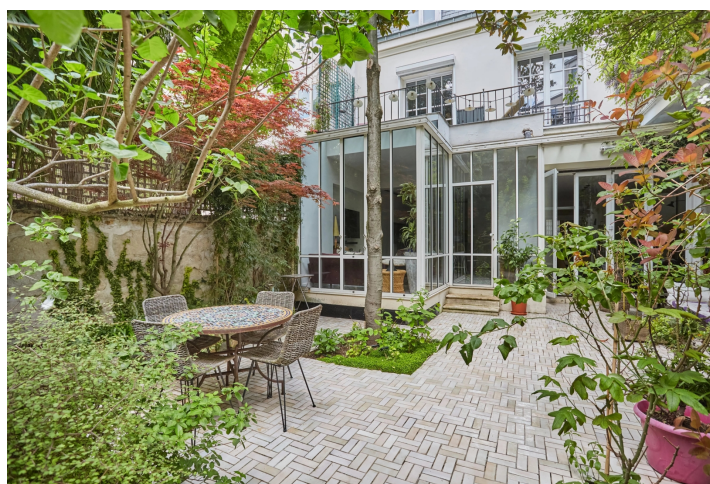




House Five-bedroom (6+kk)

€ 5 775 000 | CZK 140 563 500

464 m², Paris, Île-de-France





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Total area	464 m²
Plot	534 m²
Garden	90 m²
Floor area	444 m²
Terrace	20 m²
Parking	-
Cellar	-
PENB	E
Reference number	111520

An exceptional family house with an elevator and a sunny garden is located on a quiet Parisian street near the popular green promenade Promenade Pereire and the legendary Lebon market.

The interior consists of a bright living room, a reception lounge, a dining room, an eat-in kitchen, and a **beautiful conservatory** that opens onto a wonderfully landscaped **south-facing garden** with a **well**. The first floor features a master bedroom with an en-suite bathroom (with a toilet and shower), two walk-in closets, and access to a **terrace**, as well as 2 additional bedrooms and a bathroom. The top floor comprises a family room, a shower area, two bedrooms, a study nook, and a bathroom (with a shower and toilet). The basement houses technical facilities, a utility room with a laundry area, storage rooms, and an **impressive wine cellar**.

The residence is oriented to two points of the compass. Amenities include **air conditioning**, a **fireplace**, an **elevator**, security entrance doors, a video intercom, and a **fitness room**.

This exceptional building is set on a quiet and sought-after street in Paris's 17th arrondissement. It is located in the immediate vicinity of a **promenade** ideal for walking, jogging, and relaxation, as well as the **Lebon market**, which offers fresh farm products, delicacies, and an authentic atmosphere every day.

Usable floor area 464 m², terrace 20 m², garden 90 m².

