



## Apartment Four-bedroom (5+1)

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

€ 4 140 000 | CZK 100 581 300



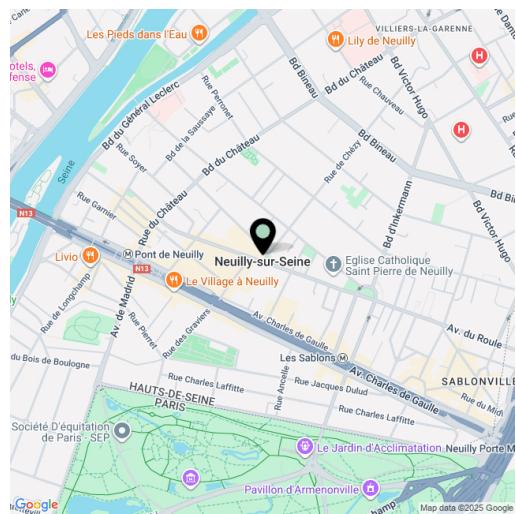


## Apartment Four-bedroom (5+1)

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

€ 4 140 000 | CZK 100 581 300

Total area	265 m <sup>2</sup>
Floor area*	245 m <sup>2</sup>
Balcony	20 m <sup>2</sup>
Parking	Parking spot available for purchase
Cellar	Yes
PENB	G
Reference number	111593



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**An elegant apartment with high ceilings, a large balcony, and an area of over 200 m<sup>2</sup> is located on the 5th floor of an early 20th-century residential building with a concierge. The secure building, equipped with an elevator, is part of the prestigious Sablons area in the suburbs of Paris.**

A spacious entrance hall leads into a majestic living room boasting high ceilings. Thanks to large windows, it is filled with **sunlight** and offers **open views**. The layout further includes a mezzanine study, a toilet, a dining room, a fully equipped eat-in kitchen, and 4 bedrooms. The master bedroom has its own bathroom and WC, one bedroom also has a full bathroom, and the remaining two have shower rooms.

The apartment has undergone a complete renovation that combines period charm with contemporary style. Period features include **parquet floors**, **decorative moldings**, and **fireplaces**. A **cellar** belongs to the apartment, and a parking space can be purchased for an additional fee.

The location offers a prestigious address and unparalleled transport accessibility, and the area is also valued for its luxurious residences and the high quality of life of its inhabitants.

Floor area 244.5 m<sup>2</sup>, balcony 20 m<sup>2</sup>.