



**CHAMP-DE-MARS - Réf : 1021**

**District : 75007**

**Number of rooms : 12**

**Floor : RDC**

**Number of bedrooms : 4**

**Surface : 444 m2**

**Price : 14 935 000 €**

**Contact : Patrick SAINT GERMAIN**

**Phone : 06 80 13 59 07**

Diagnostic de performance énergétique (DPE)



A dramatic view of the Eiffel tower is but one of the attractive features to be found in this high end property within a classic Art Deco building located directly on the Champs-de-Mars.

Apart from the private garden, it's total living space comes to 440 m2.

Access to the property is from a grand, mansion like staircase.

A large entrance foyer and its vestibule leads to a wonderful formal salon with it's high ceilings. The salon is extended by a large patio from where symetrical stairways descend to a lavishly landscaped garden.

A dining room and kitchen, a library and a bedroom with it's bathroom also open onto the garden.

The upper level features the master bedroom suite, an office, 3 other bedrooms with bathrooms as well as an independant studio apartment.

An extra 35 m2 studio apartment with its bathroom and kitchen is accessible from the ground floor.

The offer includes large cellars and 3 parking spaces within the building.

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