



VENDÔME ESTATE



SOLD PENTHOUSE - 135M² - TERRACES - 16th

Avenue de Montespan

On request

Apartment
135,0 m²
Floor: 9

Rooms: 3
Bedrooms: 2

Bathrooms: 2

SOLD OUT PENTHOUSE - 135M² - TERRACES - EIFFEL TOWER VIEW

Located in a private, gated, and secure street with coded access, in the La Muette neighborhood, just steps from the "Rue de la Pompe" metro station (line 9).

This beautiful apartment, in excellent condition, is situated on the 9th and top floor, with an elevator that opens directly into the apartment. It offers 135m² of living space: an entrance hall, a spacious living/dining room with a semi-open equipped kitchen, a master suite with a walk-in closet and a shower room, a second bedroom with a shower, a walk-in closet, and a laundry room, plus 2 separate toilets.

The entire apartment is surrounded by a large 50m² terrace and 3 balconies, offering unobstructed views of the Paris rooftops and the Eiffel Tower. Very quiet, no overlooking neighbors, cross-ventilated, and sunny.

The apartment was recently renovated with high-quality materials, featuring branded appliances (Miele, Gaggenau), and

is also equipped with a reversible air conditioning system.

A parking space in the building and a storage cellar complete this rare property.

There is an option to purchase an additional boxable parking space for an extra cost.

Charges: to be confirmed

Energy Performance Certificate (DPE): in progress

3 units for sale

No ongoing legal procedures in the condominium

Agency fees of 3% (incl. VAT) paid by the buyer, net seller price €2,500,000

Information regarding the risks this property may be exposed to is available on the Géorisques website:
www.georisques.gouv.fr















Details

- 1 Entrance
- 1 Living room
- 1 Dining room
- 1 Equipped kitchen
- 1 Master bedroom
- 2 Shower rooms
- 1 Walk-in closet
- 1 Bedroom
- 1 Laundry room
- 2 Toilets
- 1 Terrace (50 m²)
- 3 Balconies
- 1 Cellar
- 1 Parking space

Additionally

- Reversible air conditioning
- Built in 1958
- Elevator
- Caretaker
- Quiet and bright
- Unobstructed view of the Paris rooftops

Legal information

- Énergie - Consommation conventionnelle **185 kWhEP/m².an (D)**
- Énergie - Estimation des émissions **40 kg CO2/m².an (D)**
- Charges pending
- No ongoing legal procedures in the condominium
- 3 units for sale
- Agency fees of 3% (incl. VAT) paid by the buyer
- Géorisques: Information regarding the risks this property may be exposed to is available on the Géorisques website <https://www.georisques.gouv.fr> [1]

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Liens

[1] <https://www.georisques.gouv.fr>

