

PARIS 16 – Victor Hugo / Étoile – “Like a House” 4-Bedroom Family Apartment with Patio & Terrace



INFORMATION

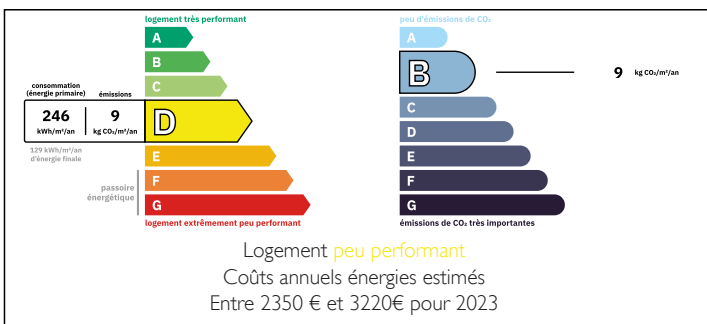
Town:	Paris 16e Arrondissement
Department:	Paris
Bed:	4
Bath:	3
Floor:	170 m2
Outside Space:	42 m2



IN BRIEF

Ideally located between Place Victor Hugo and Place de l'Étoile, in a discreet and sought-after residential street just moments from the Arc de Triomphe and the Champs-Élysées, this rare “house-style” family apartment offers 140.5 m² Carrez (158.5 m² floor area) organised around elegant outdoor spaces including a central patio and a landscaped 31 m² terrace. Bathed in natural light thanks to large glass openings and a striking skylight, the property features a beautiful 55 m² reception room with open-plan kitchen, creating a seamless indoor-outdoor atmosphere. The layout includes 4 bedrooms, including two mezzanine bedrooms, ideal for family life, guests or home working. Quiet, private and without overlooking neighbours, this unique property combines contemporary architecture, generous volumes and outdoor living in one of western Paris' most prestigious neighbourhoods.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Tucked away in a peaceful and confidential street between Avenue Victor Hugo and Place de l'Étoile, just 250 metres from the Arc de Triomphe and the Champs-Élysées, this rare family property offers the feel of a private house in the heart of Paris 16.

Developing 140.5 m² Carrez (158.5 m² total floor area), the apartment is arranged around beautifully designed outdoor spaces: a central patio of approximately 14 m² and a landscaped terrace of around 31 m², creating an exceptional sense of openness and tranquillity rarely found in Paris.

From the moment you enter, the impressive volumes and natural light stand out. The main living area of approximately 55 m² benefits from wide floor-to-ceiling openings and a large skylight, creating a bright contemporary atmosphere with a seamless connection between interior and exterior spaces. The open-plan kitchen extends naturally into the reception area, making the property particularly suited to modern family living and entertaining.

The ground floor also includes:

- * a spacious guest bedroom or office of approximately 17 m² with shower room and WC,
- * an independent guest WC,
- * entrance storage.

Upstairs, the night area offers an ideal family configuration with:

- * one bedroom with private shower,
- * two mezzanine bedrooms, including a generous principal bedroom,
- * a family bathroom with double shower and WC.

The principal bedroom and patio both provide direct access to the beautifully landscaped terrace, a true additional living space during warmer months, complete with a summer kitchen area and useful outdoor storage.

NOTES