



# **TROCADERO - 5 ROOMS - TERRASSE - 75116**

Trocadero

#### On request

Apartment 182,0 m2 84,0 m2

Floor: RDC

Rooms: 5 Bedrooms: 4 Bathrooms: 5

Located in a prestigious building, this fully renovated 182 m<sup>2</sup> apartment offers rare tranquility in the heart of the 16th arrondissement. With 3.10 m high ceilings, herringbone parquet flooring, moldings, and a fireplace, it beautifully combines classic charm with modern comfort.

The bright, dual-aspect living area opens directly onto a lush, private 84 m² garden with a secluded terrace. The property features a private entrance, a spacious reception room with open-plan kitchen, a master suite with ensuite shower room and ample storage, plus three additional bedrooms overlooking the courtyard with two further bathrooms. A laundry area, a cellar, and two conveniently accessible parking spaces complete this exceptional offering.

Liberal professions permitted. Co-ownership of 15 units.



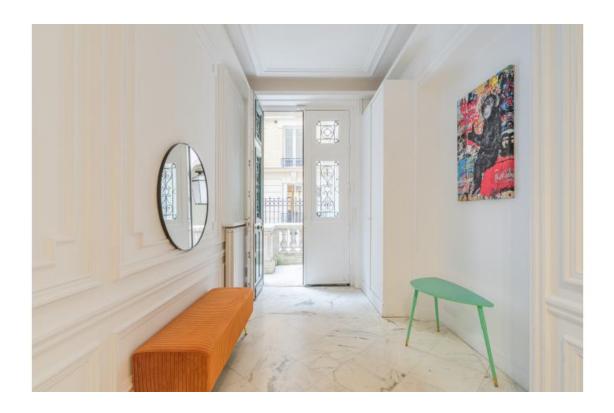












#### **Details**

- Entrance
- Kitchen / Dining Room
- Living Room
- 4 Bedrooms
- 5 Bathrooms
- Terrace / Garden
- Cellar

## **Additionally**

- Open view
- Fireplace
- Quiet

### **Legal information**

- Energy Estimated CO<sub>2</sub> emissions: 50 kg CO<sub>2</sub>/m<sup>2</sup>/year (E)
- Energy Primary energy consumption: 251 kWh/m²/year
- Liberal professions permitted
- Co-ownership of 15 units
- Average annual share of forecasted common charges: €2,204
- Net seller price:
  €3,600,000 Fees (4% incl. VAT) payable by the buyer
- Information on potential risks for this property is available at: www.georisques.gouv.fr [1]

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