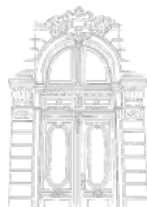


PONCET & PONCET

L'Immobilier d'Exception

FRANCE

PARIS 16TH DISTRICT - SQUARE DE L'AVENUE FOCH



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

PARIS 16TH DISTRICT - SQUARE DE L'AVENUE FOCH

This exceptional private mansion is a 1237 sqm newly built behind a restored historical facade situated in a gated square within a quiet, secure and prestigious neighborhood, in the 16th district of Paris, just one mile from the Avenue des Champs-Élysées.

Behind the building's historic façade lies a comfortable and prestigious interior with the very best of the latest modern features.

The house boasts a master suite, several guests suites and reception halls, a custom-made artisanal kitchen, 3 entire floors for recreational activities, a 16 meter indoor swimming pool – the only one of its kind in Paris - a movie theater with 4K projector and Dolby Atmos sound system, and best of all, a private night club, and a large wine cellar.

The property offers all the qualities of a luxury home in the heart of the bustling City of Lights.

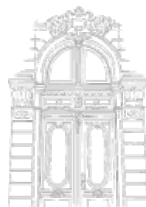
The reception floor boasts an entrance hall, reception room, music room, library, dining room, fully-equipped La Cornue kitchen, and guest powder room. The owner's floor contains a master suite with a separate salon, a large bathroom with shower and jacuzzi, and a walk-in dressing room. The guest suite includes an en-suite bathroom and a dressing room. The guests and children's floor comprises of a playroom which can be turned into a bedroom, and 2 guest suites with en-suite bathrooms.

The entertainment floor includes a family room of 147 sqm with a large 85'' TV area, a billiard table, and bar. The staff apartment has a kitchen and en-suite bathroom.

The swimming pool and fitness floor includes a 16-meter swimming pool with underwater speakers, a gym room with Technogym equipment and a 65'' TV. It also consists of a steam room, massage and hairdresser room, and shower and changing room.

The cinema and night club floor includes a double height night club with DJ station and dancers' balconies on the upper balconies, a wine cellar with exceptional wines already provided, and a 12-seat movie theater.

Prix sur demande



www.poncet-poncet.com

Exclusive Affiliate of Christie's International