



# Apartment Paris 7th, Gros-Caillou



# Appartement GrosCaillou Paris 7e

6,500,000 € Fees payable by seller

Ideally situated in the highly sought-after Gros Caillou neighborhood, steps away from the Eiffel Tower, Champ-de-Mars, and École Militaire, this stunning 263.65 sqm (Carrez law) apartment (266.01 sqm total floor area) offers exceptional features. The residence has meticulously preserved its magnificent period elements, including original parquet flooring, intricate mouldings, fireplaces, and an impressive ceiling height of 3.70 meters.

Located on the first floor of a quiet, four-story co-property built in 1913, the layout comprises:

A vast entrance gallery separating the living and private quarters.

A triple reception suite of approximately 100 sqm with fireplaces and Juliet balconies, offering completely unobstructed views through large French windows directly overlooking the Champ-de-Mars.

A spacious 23 sqm eat-in kitchen with direct access to the dining room.

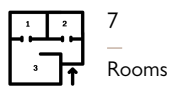
4 generous bedrooms, including two suites with private bathrooms; the other two bedrooms share a shower room.

A dedicated laundry room and two separate guest toilets.

Extensive built-in storage throughout.

The property also includes three large, dry cellars.

Mandatory additional purchase (sold together): A 21.08 sqm service room (staff quarters) on the 4th floor, accessible via the service staircase (no elevator).







# Sale - Apartment

6,500,000 € Fees payable by seller

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# 86719353

📍 75007, Paris 7th

## Details

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Floor: 1st  
Area: 264 m<sup>2</sup>

Condition: Good condition  
View: Unobstructed

## Services

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Fireplace  
Caretaker

Lift  
Intercom

## Areas

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Entrance  
Cellar  
4 Bedrooms  
2 Bathrooms

Balcony  
Dining room  
2 Lavatories  
Shower room

## Proximities

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Bus  
Shops  
Metro  
Public parking

Town centre  
Doctor  
Park  
Taxi



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