

Daniel **FÉAU**
CONSEIL IMMOBILIER

EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

LIGNE DIRECTE : [REDACTED]

21 rue Bonaparte
75006 Paris, France

A unique 18th-century home close to Invalides

Paris 7th

Built for Monsieur, brother of King Louis XVI, Duke of Provence and future King Louis XVIII (1755-1824), this 18th-century house enjoys an exceptional location, hidden away amidst private gardens in the residential 7th arrondissement.

The property is accessed through a gate situated at the rear of the cobbled courtyard of a fine apartment building overlooking the street. With a total living space of 800 sq.m. (8,600 sq.ft.) it comprises a 336 sq.m. (3,600 sq.ft.) ground (U.S. first) floor opening onto the garden, from which a grand staircase leads to a 367 sq.m. (3,950 sq.ft.) first (U.S. second) floor and a smaller, 97 sq.m. (1,050 sq.ft.) second (U.S. third) floor. It offers multiple exposures and an open outlook and enjoys total privacy.

It features 3 large reception areas, library, large TV room, dining room, kitchen, remarkable master suite with its own living room, study and fitness room, 9 other bedrooms, 6 bathrooms, 5 dressing rooms, study and secretarial office. Kitchen for staff and small 2-bedroom apartment with separate entrance. Wine cellar.

Large, private, 190 sq.m. (2,045 sq.ft.) cobbled courtyard and magnificent 550 sq.m. (5,920 sq.ft.), non-overlooked, south-facing garden.

The entire property is in exceptional condition.

Asking price : 42,500,000 €



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