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## Charming property in its green setting a stone's throw from the Parc de...

Sevres , Hauts-de-Seine , Paris Ile-de-France



# €2,450,000

inc. of agency fees

6 Beds   2 Baths   305 sqm   0.11 ha

Ideally located in the Brancas district of Sèvres, with direct access to the Parc de Saint-Cloud, this sumptuous charming house is nestled on land of more than 1000 m<sup>2</sup>, a true haven of peace hidden from...

### At a Glance

|                  |               |                |        |                  |            |
|------------------|---------------|----------------|--------|------------------|------------|
| <b>Reference</b> | MFH-PARIS6422 | <b>Near to</b> | Sevres | <b>Price</b>     | €2,450,000 |
| <b>Bed</b>       | 6             | <b>Bath</b>    | 2      | <b>Hab.Space</b> | 305 sqm    |
| <b>Land</b>      | 0.11 ha       | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A        |

### Property Description

Ideally located in the Brancas district of Sèvres, with direct access to the Parc de Saint-Cloud, this sumptuous charming house is nestled on land of more than 1000 m<sup>2</sup>, a true haven of peace hidden from view. Dating from the end of the 19th century and carefully renovated while respecting its old soul, this property displays its 305 m<sup>2</sup> with elegance and character.

From the entrance, the cement tiles and the beautiful old staircase set the tone, revealing the authenticity and timeless charm of the house. It serves on one side a pleasant 15 m<sup>2</sup> office overlooking the garden, and on the other a cozy double living room decorated with a fireplace and Hungarian point parquet flooring, enhanced by high ceilings. An elegant teak terrace of 90 m<sup>2</sup> facing south overlooks the garden and extends the living room.

Continuing the latter, there is a first dining area dominated by an overhead glass roof, then a semi-open kitchen whose workshop glass roof blends perfectly with the period elements. A sublime veranda protected by trees accommodates a second dining room in a friendly atmosphere.

The staircase leads to the upper floors where there is a master suite with balcony, offering privacy and elegance with its Bali parquet floors, claw-foot bathtub and walk-in shower, and a dressing room. A bedroom with adjoining office completes this floor, while the top level is ideally designed for children with four spacious bedrooms and a tadelakt bathroom.

The furnished garden level includes a large 25 m<sup>2</sup> games room with large bay windows opening onto the outside, an office, a laundry room, a wine cellar, and a boiler room.

On each level, the windows frame the surrounding greenery, offering a true cocoon of tranquility. Located near Saint-Cloud park and all amenities, this family property offers a privileged living environment, where charm and nature meet harmoniously.

Sèvres station - Ville d'Avray 3 minutes on foot (Line L and U)

Croix Bosset nursery and elementary school 10 minutes walk

**ENERGY CLASS: E / CLIMATE CLASS: E**

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros5,330 and euros7,260.

Information on the risks to which this property is exposed is available on the Georisques website:

## Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 6          |
| Bathrooms      | 2          |
| Price          | €2,450,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 305 sqm |
| Land Area:     | 0.11 ha |

## Location: Paris Ile-de-France





# Gallery













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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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