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Paris 14th, facing the green corridor, house with garden and independent...

Paris , Paris , Paris Ile-de-France



€2,690,000

inc. of agency fees

5 Beds 3 Baths 313 sqm

The house is located opposite the green corridor, in a discreet cul-de-sac which was once one of the main artists' hamlets in Paris where Calder and Dufresne lived in particular. This fully owned house...

At a Glance

Reference	MFH-PARIS5333-1	Near to	Paris	Price	€2,690,000
Bed	5	Bath	3	Hab.Space	313 sqm
		Pool	No	Land Tax	N/A

Property Description

The house is located opposite the green corridor, in a discreet cul-de-sac which was once one of the main artists' hamlets in Paris where Calder and Dufresne lived in particular. This fully owned house with a surface area of 313 m² is characterized by its total absence of overlooking, its absolute calm and its various possibilities of independent access.

It benefits from a garden of 83 m² facing south. A large entrance hall provides access to both the main house and the secondary house opposite it.

A spacious living room, magnified by its high ceilings and its through aspect, is extended by an independent kitchen and a veranda which offers direct access to the garden.

On the first floor, there is a bedroom with a green view, a bathroom and a covered balcony which overlooks the terrace.

The second floor serves a second bedroom with bathroom, characterized by its brightness and the charm of the attic. A finished basement completes the whole, distributing a bedroom, an office, a bathroom, a laundry room and a wine cellar.

The charm continues to operate in the secondary house which benefits from two independent accesses. On the first level there are two bedrooms, a living room and a kitchen.

On the second floor, a bedroom and an office overlook the whole: the famous adage "to live happily, live hidden" applies here perfectly.

The charm of the wooded garden which forms a link between the two houses makes this house a unique place to live. The calm, originality and rarity of this configuration, ideal for a large family or for a liberal or artistic profession.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR3,670 and EUR5,030 per year.

Metro: Alésia

Information on the risks to which this property is exposed is available on the Georisks website for the areas concerned.

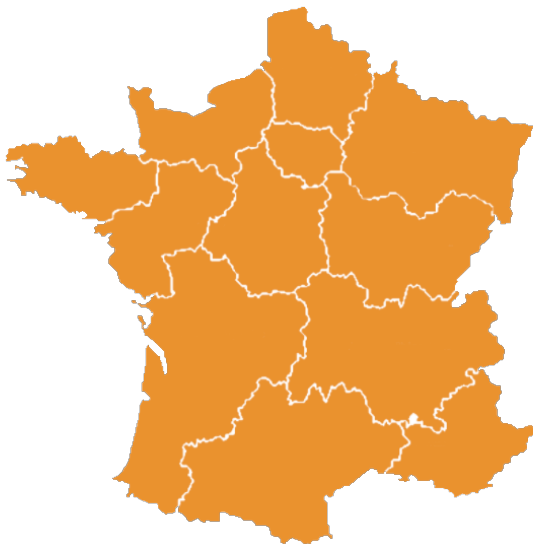
Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€2,690,000

Key Information

Year Built:	1890
Internal Area:	313 sqm
Property Features:	
• Balcony:	1
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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