

[Click to view MFH-PARIS7931](#)

## Architect's house with garden and roof terrace overlooking the Eiffel...

Issy Les Moulineaux , Hauts-de-Seine , Paris Ile-de-France



**€1,770,000**

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.01 ha

Nestled in a cul-de-sac on the heights of Issy, this architect-designed house, extended and completely renovated in 2015, perfectly combines charm and modern comfort. Its 170 m<sup>2</sup> of living space, completed...

### At a Glance

<b>Reference</b>	MFH-PARIS7931	<b>Near to</b>	Issy Les Moulineaux	<b>Price</b>	€1,770,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in a cul-de-sac on the heights of Issy, this architect-designed house, extended and completely renovated in 2015, perfectly combines charm and modern comfort. Its 170 m<sup>2</sup> of living space, completed by a 15 m<sup>2</sup> veranda, extends over three levels, decorated with a pleasant garden and a superb roof terrace offering a breathtaking view of Paris and its emblematic monuments, such as the Eiffel Tower and the Sacré-Coeur.

The ground floor opens onto a beautiful entrance and includes an 18 m<sup>2</sup> garage as well as a large bedroom of over 30 m<sup>2</sup> with a private bathroom. This bedroom benefits from direct access to the veranda and the garden, allowing a beautiful continuity between the interior and exterior spaces.

On the first floor, a 60 m<sup>2</sup> living room is spread out, including a warm living room with fireplace, opening onto a south-facing terrace and the garden. The space also includes an American kitchen with contemporary lines as well as a convivial dining room.

A modern staircase, bordered by a lush green wall and its decorative pond, adds a touch of nature and harmoniously connects the different levels of the house. The second floor, dedicated to the sleeping area, houses a master suite with dressing room and shower room overlooking the garden, as well as two other bedrooms and a bathroom. An office space, fitted out facing the green wall, completes this level.

The highlight of the house is its 55 m<sup>2</sup> roof terrace, a truly privileged space offering an exceptional panoramic view of Paris and its monuments.

With its many outdoor spaces, between garden, south-facing terrace and panoramic roof terrace, this house invites you to relax. Its generous volumes, its bright living room, and its quality materials give each space a warm and contemporary atmosphere. Combining modern comfort (high-performance insulation, underfloor heating), functional layout and breathtaking views of Parisian monuments, this property is a true haven of peace.

Issy station at 500m (RER C, Metro 15 coming soon)

Issy Town Hall (Metro 12) at 1 km

**ENERGY CLASS: C - CLIMATE CLASS: A**

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1,494 euros and 2,022 euros per year.

Information on the risks to which this property is exposed is available on the G eorisques website:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,770,000

## Key Information

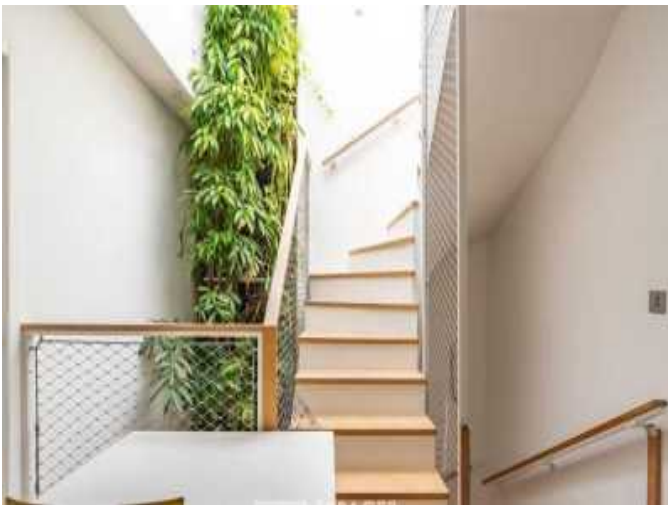
Year Built:	2015
Internal Area:	170 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates