

[Click to view MFH-PARIS7992](#)

## Exceptional house in the heart of the city

Le Perreux Sur Marne , Val-de-Marne , Paris Ile-de-France



# €1,790,000

inc. of agency fees

6 Beds   2 Baths   347 sqm   0.05 ha

Located in the heart of Perreux-sur-Marne, this elegant exceptional residence has 11 rooms on four levels and offers a generous surface area of more than 347sqm on a plot of 480sqm. From the entrance,...

### At a Glance

**Reference** MFH-PARIS7992

**Bed** 6

**Land** 0.05 ha

**Near to** Le Perreux Sur Marne

**Bath** 2

**Pool** No

**Price** €1,790,000

**Hab.Space** 347 sqm

**Land Tax** N/A

### Property Description

Located in the heart of Perreux-sur-Marne, this elegant exceptional residence has 11 rooms on four levels and offers a generous surface area of more than 347sqm on a plot of 480sqm.

From the entrance, the tone is set by a spacious hall dressed in magnificent old tiles blending wonderfully with the solid oak parquet flooring. A living room with the appearance of a boudoir offers a pleasant view of

a lush garden whose vegetation preserves a certain privacy.

This first floor, on the ground floor, seduces with its Haussmannian charm and its majestic volumes enhanced by remarkable architectural elements: sumptuous period moldings, an authentic fireplace, a Hungarian point parquet floor and a high ceiling that provides a feeling of grandeur in each of the rooms.

The double living room, bathed in light, has a refined decoration where every detail has been carefully thought out, offering a friendly place. Attached to this reception area, a long, modern and independent kitchen extends into an intimate dining room.

This is followed by an office, whose custom-designed fittings give it a contemporary style and have direct access to an "Art Deco" style terrace. A majestic period staircase leads to the first floor and reveals a vast landing serving four bedrooms, one with a shower room and a second with a Byzantine-inspired bathroom decorated with colorful mosaics.

A large dressing room, easily convertible into a bedroom, offers an additional, spacious and comfortable sleeping area. A shower room, a laundry room and a toilet enhance this sleeping area. On the upper floor, discover a large room in the attic, with a beautiful high ceiling, currently converted into an office.

Finally, the mezzanine of this residence houses a professional recording studio with high-end services whose soundproofing opens up an exceptional range of possibilities. Two cellars and a boiler room complete this level.

The property has a large outdoor space allowing parking for up to six vehicles, a rare asset in this sought-after area. This unique property perfectly combines old-world elegance and modern comfort.

The generous volumes, the omnipresent light, as well as the attention to detail make it a rare property on the real estate market. It will appeal to lovers of atypical properties and lovers of classical architecture.

Transport RER E 13 min walk Shops (bakery, supermarket) 1 min walk Daycare, schools, middle school and high school 7 minutes walk

ENERGY CLASS: D / CLIMATE CLASS: D "Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR4,220 and EUR5,740 (including subscriptions)".

### Summary

Property type:	Mansion
Bedrooms:	6
Bathrooms	2
Price	€1,790,000

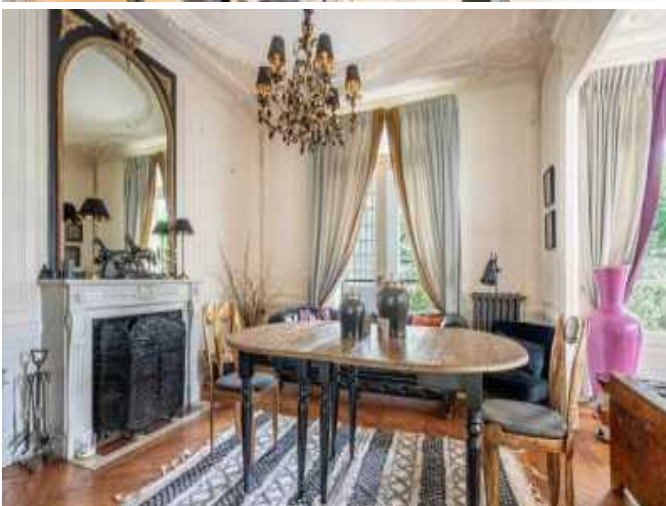
### Key Information

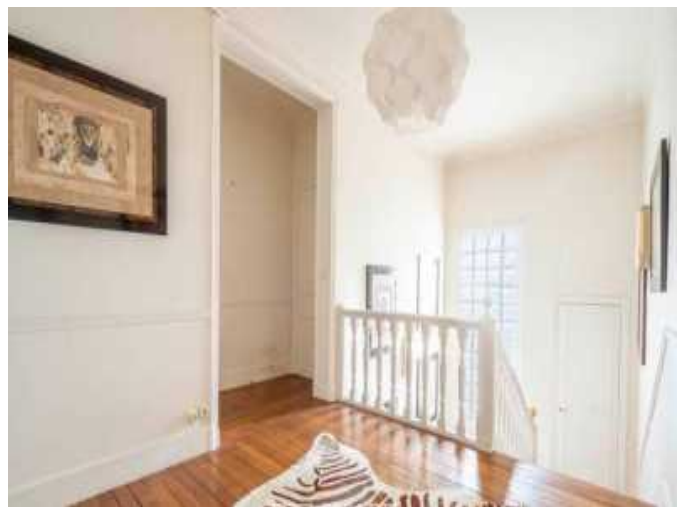
Year Built:	1900
Internal Area:	347 sqm
Land Area:	0.05 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery









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To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

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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.

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