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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

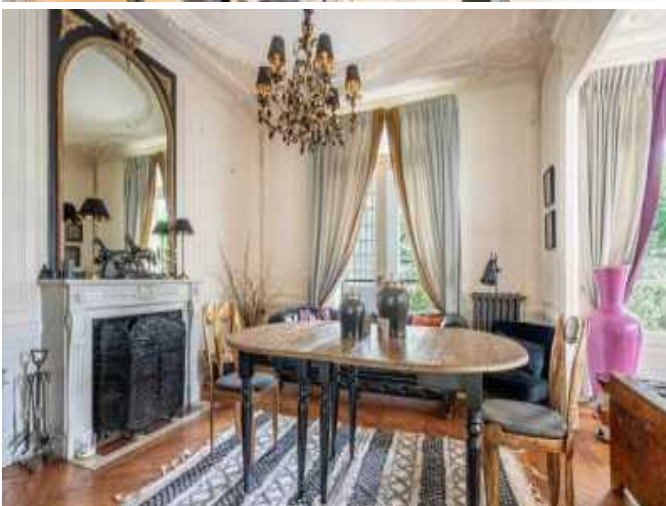
Key Information

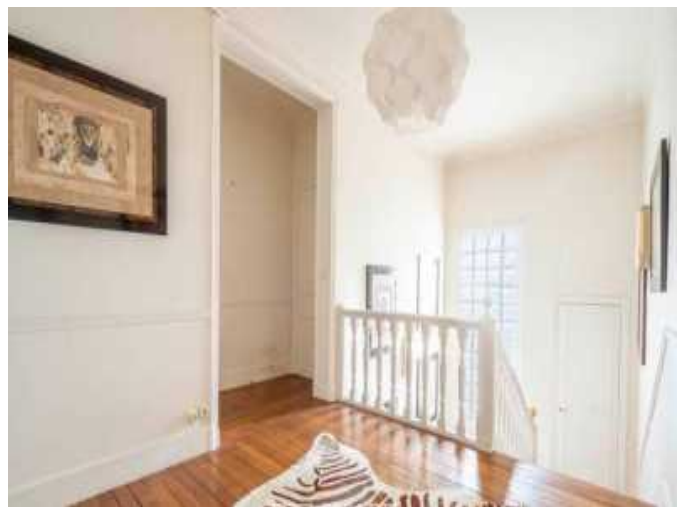
Year Built:	1900
Internal Area:	347 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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