**Click to view MFH-PARIS8209** 

# Napoleonic house in the heart of the town hall district

Asnieres Sur Seine, Hauts-de-Seine, Paris Ile-de-France



€1,895,000

inc. of agency fees

6 Beds 1 Baths 235 sqm 0.03 ha

A few steps from the Parc de la Mairie, this elegant Second Empire style residence from 1880 offers 234.81m² of living space on a landscaped plot of 305m². A private driveway set back from the street...

### At a Glance

**Reference** MFH-PARIS8209 **Near to** Asnieres Sur Seine **Price** €1,895,000

**Bed** 6 **Bath** 1 **Hab.Space** 235 sqm

**Land** 0.03 ha **Pool** No **Land Tax** N/A

### **Property Description**

A few steps from the Parc de la Mairie, this elegant Second Empire style residence from 1880 offers 234.81m<sup>2</sup> of living space on a landscaped plot of 305m<sup>2</sup>.

A private driveway set back from the street welcomes you into a pretty, tree-filled garden sheltered from

view.

As soon as you enter, this house reveals its unique character with its vast 67m<sup>2</sup> reception room decorated with moldings and three period fireplaces. It includes a living room, whose fireplace is equipped with an insert guaranteeing comfort and security and a dining room extended by an office, which can be closed for more peace and quiet or privacy.

You will pass through a pretty rounded door with stained glass windows to reach a spacious fitted kitchendiner, a laundry room and a separate toilet.

The first level is accessed by a beautiful wooden staircase which distributes 4 bedrooms, all decorated with moldings, a pretty oak parquet floor and a fireplace. Two dressing rooms, a bathroom and a toilet complete this level.

The second level offers a large parental space of 36m<sup>2</sup> composed of a bedroom, two dressing rooms, a shower room and a toilet.

On the garden level, with double access from the garden or from the house, a bedroom, a gym (or bedroom), a shower room. An 18th century Indian door will reveal a cellar that will delight oenophiles.

The location, the calm, the charm, the number of bedrooms make this property rare in the area.

Possibility of parking 2 vehicles on the plot.

Immediate proximity to shops, the market, the theater, 10 minutes walk from Asnières train station (lines J and L joining St Lazare or La Défense).

Mauriceau school sector and Truffaut college.

#### ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros2,680 and euros3,680.

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

# Summary

Property type: House Bedrooms: 6
Bathrooms 1

Price €1,895,000

# **Key Information**

Year Built: 1890
Internal Area: 235 sqm
Land Area: 0.03 ha
Has a Garden Yes

**Location: Paris Ile-de-France** 



# Gallery



















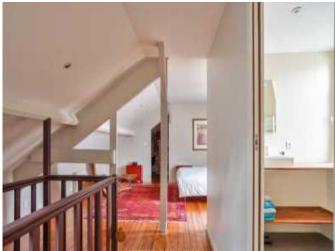
















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S. and L. BROWN



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