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## Exceptional townhouse with garden and swimming pool

Paris , Paris , Paris Ile-de-France



# €2,900,000

inc. of agency fees

4 Beds    1 Baths    222.64 sqm

Located in the heart of the 15th arrondissement, in a charming cobbled passage, Espaces Atypiques Rive Gauche offers you a truly exceptional townhouse. This 222 sqm single-ownership building (206.76 sqm...

### At a Glance

<b>Reference</b>	MFH-PARIS8438	<b>Near to</b>	Paris	<b>Price</b>	€2,900,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	222.64 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the 15th arrondissement, in a charming cobbled passage, Espaces Atypiques Rive Gauche offers you a truly exceptional townhouse.

This 222 sqm single-ownership building (206.76 sqm of living space) has been completely renovated.

It stands out for its absolute calm, its rarity and the quality of its services. The entrance opens onto a vast

living room, composed of a spacious lounge where an elegant wooden staircase is revealed, subtly contrasting with the industrial style of the blue steel load-bearing beams.

The lounge is extended by the centerpiece of the house: a magnificent glass veranda, with a beautiful high ceiling, which floods the dining area with constant light.

To the left, we discover the kitchen with its central island in white quartz, ideal for large receptions and intimate convivial moments.

The combination of materials creates a real universe: quartz, travertine, custom wood finishes, aluminum glass roof, brick wall, clever lighting... so many details that highlight this perfectly successful contemporary renovation.

Underfloor heating also equips this entire part of the house. Two rare elements complete this first level of 85 sqm: a 49 sqm garden and a heated and covered counter-current swimming pool of 17 sqm, offering a view of the outside.

Ideal for enjoying Paris and the sun at any time, far from the hustle and bustle of the city. On the upper floor, the house accommodates a first master suite with bathroom and private balcony, as well as a second living room with fireplace, bathed in light thanks to its southwest orientation.

This living room leads to a second bedroom with its own bathroom. The third level offers two spacious attic bedrooms, accompanied by a bathroom. This space is completed by an additional room, which can be used as an office or a lounge/kitchen area, ideal for older children.

Finally, a large vaulted cellar of 11 sqm, healthy and practical, completes this exceptional property.

This house will seduce you with its unique atmosphere and represents a rare and singular property in Paris.

Possibility of acquiring an additional parking space.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated amount of annual energy expenditure for standard use, based on 2021, 2022, 2023 prices: between EUR3,810 and EUR5,240.

Metro: Convention (line 12)

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€2,900,000

### Key Information

Internal Area:	222.64 sqm
Has a Garden	Yes

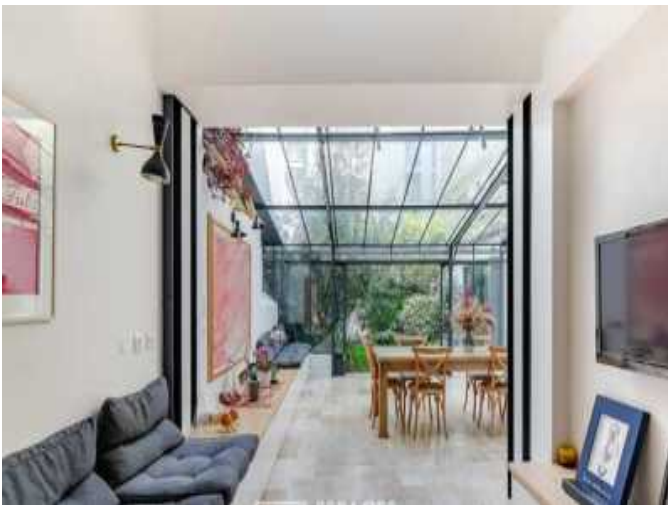
### Location: Paris Ile-de-France



## Gallery









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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.

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**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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