

Exceptional townhouse with garden and swimming pool

Paris , Paris , Paris Ile-de-France





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

Reference	MFH-PARIS8438
Bed	4

Near to	Paris
Bath	1
Pool	No

 Price
 €2,900,000

 Hab.Space
 222.64 sqm

 Land Tax
 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	

1

€2,900,000

Key Information

Internal Area: Has a Garden 222.64 sqm Yes

Location: Paris Ile-de-France

Bathrooms

Price



Gallery











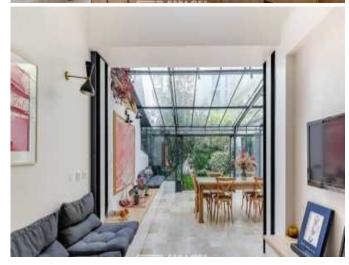


























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