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## Family villa with park and indoor swimming pool

Le Raincy , Seine-Saint-Denis , Paris Ile-de-France



# €1,190,000

inc. of agency fees

8 Beds   2 Baths   405 sqm   0.11 ha

Nestled in a green setting of 1,100 sqm, in the residential district of Thiers, this unique property, built in 1972, offers 405 sqm on three levels. Surrounded by a landscaped park and decorated with...

### At a Glance

<b>Reference</b>	MFH-PARIS8668	<b>Near to</b>	Le Raincy	<b>Price</b>	€1,190,000
<b>Bed</b>	8	<b>Bath</b>	2	<b>Hab.Space</b>	405 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in a green setting of 1,100 sqm, in the residential district of Thiers, this unique property, built in 1972, offers 405 sqm on three levels. Surrounded by a landscaped park and decorated with a remarkable beech tree, this property combines volume, brightness and a peaceful setting. A heated indoor swimming pool of 9 mx 3.5 m and a pool house complete this rare ensemble.

Upon entering, a 38 sqm hall, combining a relaxation area and a bar, sets the tone for a house designed for conviviality. This level reveals a triple living room of 50 sqm bathed in light, an independent studio, an office, a dressing room as well as a boiler room/laundry room and a cellar.

Each space has been designed to combine functionality and comfort.

A marble staircase, enhanced by a wrought iron banister, leads to the first floor.

This one is distinguished by a bright reception room of 50 sqm, extended by a kitchen-diner and a pantry.

The whole, facing South-West, opens onto a balcony surrounding the floor and offering a clear view of the park.

The night space includes a master suite of 40 sqm with dressing room, bathroom and a separate toilet, as well as a second space composed of two bedrooms, a shower room and a bathroom with toilet, accessible via a corridor decorated with built-in cupboards.

The second floor completes the house with four bedrooms with beautiful volumes (from 12 to 20 sqm) and a shower room with toilet. A 79 sqm attic with great development potential completes this level.

Outside, the park accommodates at the front a covered parking lot that can easily accommodate three vehicles.

At the back, the heated mosaic swimming pool, surrounded by large bay windows, creates a perfect harmony between interior and exterior. An electric shutter ensures the safety of the pool, while a wooden beach offers a perfect space to install deckchairs.

This villa is a true haven of peace, a stone's throw from shops, schools and transport. Although renovation work is to be expected, its generous volumes, its privileged location and its unique services make it a rare property on the market.

Bus 602-603 at 300m

RER E Le Raincy at 5 min by bus

**ENERGY CLASS: F / CLIMATE CLASS: F.**

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR7,730 and EUR10,510

Information on the risks to which this property is exposed is available on the G eorisques website:

## Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€1,190,000

## Key Information

Year Built:	1972
Internal Area:	405 sqm
Land Area:	0.11 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Paris Ile-de-France



## Gallery







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