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## Mansion with garden near Paris

Choisy Le Roi , Val-de-Marne , Paris Ile-de-France



# €1,090,000

inc. of agency fees

6 Beds   2 Baths   260 sqm   0.07 ha

It is in Choisy-le-Roi in the very sought-after Saint-Louis district, close to amenities, schools and public transport, that this mansion of 215 m<sup>2</sup> is located, benefiting from a privileged location and...

### At a Glance

<b>Reference</b>	MFH-PARIS5339	<b>Near to</b>	Choisy Le Roi	<b>Price</b>	€1,090,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is in Choisy-le-Roi in the very sought-after Saint-Louis district, close to amenities, schools and public transport, that this mansion of 215 m<sup>2</sup> is located, benefiting from a privileged location and offering its residents an exceptional quality of life.

Built at the beginning of the 19th century in 1801, this mansion embodies the prestige of traditional architecture. The large rooms bathed in light, the high ceilings decorated with moldings, the fireplace, the

solid oak herringbone parquet floors and the tiles give this residence an incomparable charm.

Pierre Rousseau, author of several Parisian mansions, was the architect who worked on the construction of this exceptional property.

The garden level of this residence offers living spaces perfectly designed for entertaining and sharing special moments with family and friends. Equipped with an entrance hall, multiple spacious living rooms, a sumptuous dining room and a fully equipped kitchen, a separate toilet, this level benefits from fluid and optimal circulation.

The period wooden staircase leads to the first floor which is made up of two bedrooms, a dressing room, a separate toilet, as well as a bathroom with toilet, guaranteeing comfort and privacy for its occupants.

The second floor also consists of two bedrooms, an adjoining bathroom and a dressing room.

There is also a utility room, a partial basement with boiler room and laundry room as well as an attic.

In addition, an independent pavilion measuring 45sqm, ideal for a student, rental or a liberal profession completes this property. It consists on the ground floor of a fitted and equipped kitchen open to the living room, a bathroom, a separate toilet as well as 2 bedrooms upstairs.

All on a plot of land facing East/West measuring approximately 680sqm.

Also, an interior paved courtyard at the front can accommodate parking for several vehicles.

This house underwent a major renovation in 2003 (heating, electricity, replacement of frames, zinc work, painting, repair of floors, restoration of the gate). In 2011 and 2013 the paving of the courtyard was carried out as well as a complete renovation of the facades. The roof is in good condition, with its original framework.

This property offers an enchanting setting where nature blends harmoniously with architecture for moments of relaxation and conviviality. Elegant and timeless, this house represents a rare opportunity for lovers of exceptional properties and history buffs.

Whether as a primary residence or investment, it will meet the most demanding expectations.

Tram T9 at 150m (Paris in 20 mins)

TVM at 650m

RER C station at 850m (Paris in 10 mins)

RER D at 20 minutes via TVM

Bords de Seine: 13 mins on foot

Shops: 5 mins on foot

ENERGY CLASS: E / CLIMATE CLASS: E.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,940 and EUR4,030

## Summary

Property type:	Mansion
Bedrooms:	6
Bathrooms	2
Price	€1,090,000

## Key Information

Year Built:	1801
Internal Area:	260 sqm
Land Area:	0.07 ha

## Location: Paris Ile-de-France



## Gallery







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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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