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## House with terrace and garden in a quiet Coteaux neighborhood

Rueil Malmaison , Hauts-de-Seine , Paris Ile-de-France



# €1,100,000

inc. of agency fees

4 Beds   2 Baths   170 sqm   0.08 ha

In the Coteaux district, on the edge of the urban tumult of Rueil-Malmaison, this house is revealed, proudly independent of 146 square meters of habitable charm (erected on 277 square meters on the ground),...

### At a Glance

<b>Reference</b>	MFH-PARIS6161-C2	<b>Near to</b>	Rueil Malmaison	<b>Price</b>	€1,100,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the Coteaux district, on the edge of the urban tumult of Rueil-Malmaison, this house is revealed, proudly independent of 146 square meters of habitable charm (erected on 277 square meters on the ground), nestled on a plot of land of approximately 830 m<sup>2</sup>, where space and tranquility come together in harmony.

The welcoming entrance invites you to explore its secrets, while a double living room bathed in light, adorned with a brick fireplace, and an adjoining kitchen, open their doors to a beautiful terrace, witness to encounters between the inside and the outside. . A master bedroom, crowned with an intimate balcony, a boudoir-style bathroom, with bathtub and shower, and nooks designed for everyday life, punctuate this ground floor with its fluid and enveloping layout.

Upstairs, a landing leads to three bedrooms, one to be redesigned, and a bathroom.

The basement offers a laundry area, a room dedicated to storage, a wine cellar and an office (sports room), as well as a spacious garage.

And finally, the garden, like a living painting, extends majestically, offering its oasis of greenery to those who will appreciate its tranquility and generosity.

**ENERGY CLASS: E / CLIMATE CLASS: E**

Average energy prices indexed as of January 1, 2021 between euros2,520 and euros3,460 per year.

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

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,100,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.08 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## 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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