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## Architect's house with landscaped garden in the Théry division in Vaucresson

Vaucresson , Hauts-de-Seine , Paris Ile-de-France



# €1,430,000

inc. of agency fees

4 Beds    1 Baths    180 sqm    0.1 ha

Located in the privileged setting of the Théry division in Vaucresson, this architect-designed house from the 80s offers a living area of ??180 m<sup>2</sup>, nestled in the heart of a landscaped plot of 1,000 m<sup>2</sup>....

### At a Glance

<b>Reference</b>	MFH-PARIS8204-C2	<b>Near to</b>	Vaucresson	<b>Price</b>	€1,430,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the privileged setting of the Théry division in Vaucresson, this architect-designed house from the 80s offers a living area of ??180 m<sup>2</sup>, nestled in the heart of a landscaped plot of 1,000 m<sup>2</sup>. With its generous volumes, its unique architecture and a layout that erases the boundaries between interior and exterior, it offers a living space that is as functional as it is elegant, designed to fully embrace natural light and the view of the

garden.

The ground floor is structured around a beautiful entrance with cupboards and guest toilet, which leads to a living room bathed in light thanks to large bay windows opening onto the terrace and the garden. The semi-open kitchen blends harmoniously into the living room, warmed by a central fireplace. An interior patio, a true oasis of tranquility, invites you to relax and can be converted into a reading room. The sleeping area offers a 25 m<sup>2</sup> master suite with dressing room and large bathroom (bath, shower, toilet), as well as a shower room and two other bedrooms extended by a pleasant veranda. Upstairs, an attic bedroom of 30 m<sup>2</sup> on the ground (with the possibility of adding a shower room), toilets and a mezzanine office complete this space.

Outside, the landscaped garden reveals a terrace wrapping around the house, creating an indoor-outdoor atmosphere ideal for moments of conviviality or calm. Varieties of trees, play of shadows and light, and careful exposure enhance this green setting, in perfect harmony with the neat architecture and quality materials of the house. Refreshment work will reveal the full potential of this unique residence.

A large garage of 30 m<sup>2</sup> as well as a cellar of 27 m<sup>2</sup> complete the services of this property, where each room dialogues with the garden. Combining generous volumes, quality materials and an architecture designed to open up to nature, this house embodies an art of living where interior and exterior merge, offering a peaceful and preserved living environment, close to amenities.

Shops nearby

Bus to Garches-Marnes-la-Coquette and Vaucresson stations

School bus to Passy and Daniélou

EIB La Jonchère nearby

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

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between euros2,610 and euros3,570.

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

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,430,000

### Key Information

Year Built:	1980
Internal Area:	180 sqm
Land Area:	0.1 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



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