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Contemporary house with garden and access to the Seine on Ile Saint Germain

Issy Les Moulineaux , Hauts-de-Seine , Paris Ile-de-France



€2,700,000

inc. of agency fees

6 Beds 1 Baths 302 sqm 0.03 ha

Nestled in a privileged setting in the heart of Ile Saint Germain in Issy-les-Moulineaux, this family property with wooden cladding built in 2000 displays its 300 m2 with a perfect symbiosis between comfort...

At a Glance

Reference	MFH-PARIS4896-C5	Near to	Issy Les Moulineaux	Price	€2,700,000
Bed	6	Bath	1	Hab.Space	302 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in a privileged setting in the heart of Ile Saint Germain in Issy-les-Moulineaux, this family property with wooden cladding built in 2000 displays its 300 m2 with a perfect symbiosis between comfort and elegance. Its pleasant garden, a true green setting, extends to the banks of the Seine, revealing a terrace at the water's edge as well as a private pier for mooring a boat.

The ground floor, renovated in 2021, offers a very beautiful space where life is good. Upon entering, the fully equipped dining kitchen is revealed behind an elegant workshop glass roof. The large reception room which follows is perfectly arranged. The dining room opens directly onto the terrace and the garden, while a warm living room with a porthole offers a panoramic view of the Seine, combining relaxation and conviviality in a masterful way. A bedroom and a bathroom complete this level.

On the first floor, the master bedroom stands out for its superb ceiling height and its large openings which allow you to take full advantage of the privileged environment. This level also includes two beautiful bedrooms and a bathroom. The upper floor offers a large attic bedroom with its bathroom, and various storage spaces.

An independent industrial-style workshop/office, accessible from the house or the garden, offers an inspiring setting with a view of the Seine, conducive to creativity.

To complete these great amenities, the house has a converted mezzanine including a bedroom, a large room that can be used as a gym or cinema room, a laundry room and a cellar.

Only a few minutes from Paris, this holiday-style family home will seduce you with its extraordinary charm. The alliance between contemporary architecture and real comfort of everyday life creates an atmosphere where time seems to stand still.

ENERGY CLASS: C - CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2080 euros and 2840 euros per year.

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

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€2,700,000

Key Information

Year Built:	2000
Internal Area:	302 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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