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## Architect's house in a green setting

Fontenay Aux Roses , Hauts-de-Seine , Paris Ile-de-France



**€1,090,000**

inc. of agency fees

4 Beds   1 Baths   180 sqm   0.03 ha

Located in the town of Fontenay-aux-Roses, in a residential area a stone's throw from the Coulée Verte, this architect-designed house built in 2012 extends over 180 m<sup>2</sup> and rests on landscaped and wooded...

### At a Glance

<b>Reference</b>	MFH-PARIS7118-C2	<b>Near to</b>	Fontenay Aux Roses	<b>Price</b>	€1,090,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Fontenay-aux-Roses, in a residential area a stone's throw from the Coulée Verte, this architect-designed house built in 2012 extends over 180 m<sup>2</sup> and rests on landscaped and wooded land of 345 m<sup>2</sup>, out of sight.

Clad in wooden cladding, this superb property has been designed for perfect harmony between the interior and exterior. Equipped with modern and comfortable equipment, it stands out for its low energy consumption

(THPE2013 Label and THQE standards), its brightness and the quality of its installations.

As you cross the threshold, a welcoming entrance guides you into a vast living space. This cathedral living room, bathed in light, is decorated with a fireplace to warm up your winter evenings. The kitchen, elegant and functional, is fully equipped. A 20 m<sup>2</sup> bedroom completes this level. Each room opens onto the terrace and the garden, where a beautiful olive tree stands.

Upstairs, a landing leads to the sleeping area, including two bedrooms with their shower room as well as a master suite with its dressing room.

The basement, a real hidden treasure, offers a beautiful 25 m<sup>2</sup> room with multiple possibilities, as well as a storage space, a laundry room, a boiler room and a garage.

Close to shops, schools and public transport, this house is ideal for a family.

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 euros1,120 and euros1,560.

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

Nadège: - EI - RSAC - Paris

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,090,000

### Key Information

Year Built:	2010
Internal Area:	180 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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