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## Architect's house with terrace at the foot of Parc Montsouris

Paris , Paris , Paris Ile-de-France



# €1,950,000

inc. of agency fees

4 Beds

188.93 sqm

This property is offered to you in interactive auction through Drouot.immo. The date of the sale is scheduled for 02/20/25. Participation in the interactive sale is subject to prior approval. The price...

### At a Glance

**Reference** MFH-PARIS9149

**Bed** 4

**Near to** Paris

**Pool** No

**Price** €1,950,000

**Hab.Space** 188.93 sqm

**Land Tax** N/A

### Property Description

This property is offered to you in interactive auction through Drouot.immo.

The date of the sale is scheduled for 02/20/25. Participation in the interactive sale is subject to prior approval.

The price displayed corresponds to the starting price, including sales fees.

Starting price: 1,958,000 euros

Visits from January 4, 2025 to February 20, 2025

Sale on February 20, 2025

Bidding level: 10,000 euros

Located on the only private road in the Montsouris park in absolute calm, this exceptional 189 sqm house offers a unique atmosphere enhanced by the dramatization offered by this chosen decoration.

Built in 2022 by an architect, it stands out for its versatility and generous volumes. The ground floor is a vast and real modular artist's studio.

It thus offers multiple possibilities of development, mixing noble materials with a contemporary atmosphere.

A ceiling height of 4.80m and a glass roof bathe this space with an open kitchen in light. A mezzanine accommodates a living room/sleeping area and a bathroom.

The upper floor has two bedrooms, a bathroom and a real independent space with its living room, bedroom, open kitchen and a bathroom.

The top floor, bathed in light thanks to the bay windows, offers a unique living room with an open kitchen giving access to a 39sqm terrace, with a jacuzzi, ideal for moments of tranquility or reception.

This house, both intimate and open to the outside, is a true haven of peace in the heart of Paris located a stone's throw from a 15-hectare English-style park.

ENERGY: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,410 and EUR1,960

## Summary

Property type:	House
Bedrooms:	4
Price	€1,950,000

## Key Information

Year Built:	1910
Internal Area:	188.93 sqm

## Location: Paris Ile-de-France



# Gallery



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AUX ENCHÈRES INTERACTIVE EN PARTENARIAT  
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**Visitez le bien**  
Prenez contact avec l'agence  
Drouot Art&Design pour  
organiser la visite du bien et  
obtenir tous les  
renseignements dont vous  
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- 2**  
**Inscrivez-vous à la vente**  
Inscrivez-vous en quelques  
minutes sur Drouot. Immo et  
formulez les conditions de  
demande et obtenez la  
confirmation de votre  
inscription.
- 3**  
**Participez aux enchères**  
Connectez-vous à l'écran de  
la vente sur le site  
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participez en temps réel.  
Vous gagnez en Direct le bien  
qui vous intéresse !

La participation à la vente interactive est soumise à agrément préalable.  
Le prix affiché correspond au prix de départ, hors taxes de ventes inclus.







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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