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Architect's house with garden and roof terrace overlooking the Eiffel...

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



€1,814,000

inc. of agency fees

4 Beds 1 Baths 170 sqm 0.01 ha

Nestled in a cul-de-sac on the heights of Issy, this architect-designed house, extended and completely renovated in 2015, perfectly combines charm and modern comfort. Its 170 m² of living space, completed...

At a Glance

Reference	MFH-PARIS7931-C4	Near to	Issy Les Moulineaux	Price	€1,814,000
Bed	4	Bath	1	Hab.Space	170 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in a cul-de-sac on the heights of Issy, this architect-designed house, extended and completely renovated in 2015, perfectly combines charm and modern comfort. Its 170 m² of living space, completed by a 15 m² veranda, extends over three levels, decorated with a pleasant garden and a superb roof terrace offering a breathtaking view of Paris and its emblematic monuments, such as the Eiffel Tower and the Sacré-Coeur.

The ground floor opens onto a beautiful entrance and includes an 18 m² garage as well as a large bedroom of over 30 m² with a private bathroom. This bedroom benefits from direct access to the veranda and the garden, allowing a beautiful continuity between the interior and exterior spaces.

On the first floor, a 60 m² living room is spread out, including a warm living room with fireplace, opening onto a south-facing terrace and the garden. The space also includes an American kitchen with contemporary lines as well as a convivial dining room.

A modern staircase, bordered by a lush green wall and its decorative pond, adds a touch of nature and harmoniously connects the different levels of the house. The second floor, dedicated to the sleeping area, houses a master suite with dressing room and shower room overlooking the garden, as well as two other bedrooms and a bathroom. An office space, fitted out facing the green wall, completes this level.

The highlight of the house is its 55 m² roof terrace, a truly privileged space offering an exceptional panoramic view of Paris and its monuments.

With its many outdoor spaces, between garden, south-facing terrace and panoramic roof terrace, this house invites you to relax. Its generous volumes, its bright living room, and its quality materials give each space a warm and contemporary atmosphere. Combining modern comfort (high-performance insulation, underfloor heating), functional layout and breathtaking views of Parisian monuments, this property is a true haven of peace.

Issy station at 500m (RER C, Metro 15 coming soon)

Issy Town Hall (Metro 12) at 1 km

ENERGY CLASS: C - CLIMATE CLASS: A

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1,494 euros and 2,022 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:	4
Bathrooms	1
Price	€1,814,000

Key Information

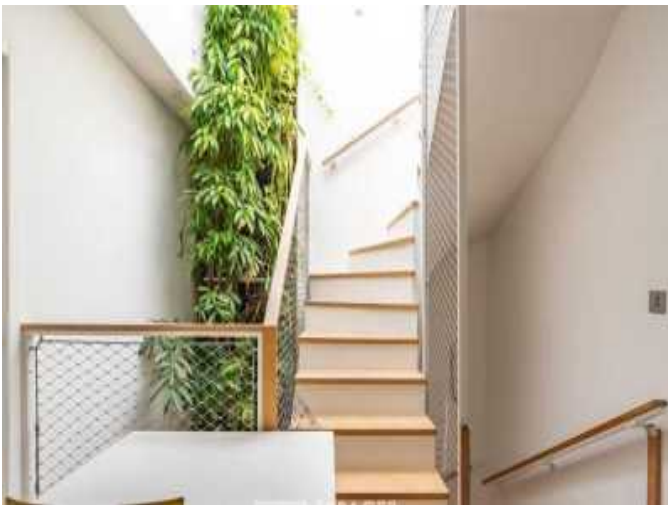
Year Built:	2015
Internal Area:	170 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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