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## A little piece of the Kingdom of England close to the Sun King's castle

La Celle Saint Cloud , Yvelines , Paris Ile-de-France



# €1,350,000

inc. of agency fees

4 Beds    1 Baths    178 sqm    0.1 ha

Discover this magnificent and bright 180 sqm house, ideally located in the privileged district of Châtaigneraie. In a 1000 sqm wooded and perfectly maintained garden, this property offers an exceptional...

### At a Glance

<b>Reference</b>	MFH-PARIS6837-cpy	<b>Near to</b>	La Celle Saint Cloud	<b>Price</b>	€1,350,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	178 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this magnificent and bright 180 sqm house, ideally located in the privileged district of Châtaigneraie. In a 1000 sqm wooded and perfectly maintained garden, this property offers an exceptional living environment, combining comfort, tranquility and proximity to amenities. The land is entirely enclosed by vegetation on 3 sides and on the street side by a wall enhanced with blackout balustrades giving this

property privacy and discretion from outside views. The house has a large south-facing terrace, accessible on one level, perfect for enjoying the sunny days, organizing outdoor meals or simply relaxing while admiring the green garden. As soon as you enter, you will be seduced by the vast living space bathed in natural light thanks to its south-facing orientation. The spacious and bright living room opening onto a beautiful terrace, complete with a dining room, invites conviviality and moments shared with family or friends. The large adjoining kitchen is well equipped and has beautiful natural light. This level also offers a pleasant room that you can either use as a beautiful bedroom or office. This benefits from a double and wide pocket door allowing opening or closing into the living room. It benefits from a bathroom, WC and a dressing room. A separate WC completes this level. The first floor of this residence offers two beautiful bedrooms (15 and 14 sqm), with a generous space accommodating a dressing room (9sqm), allowing optimal organization. A modern and functional bathroom as well as a toilet complete this floor, offering daily comfort. These private spaces provide each member of the family with a cocoon of tranquility and privacy. A 17 sqm attic will increase the amount of storage space the house has. The house also offers on the lower floor a real and surprising beautiful independent bedroom (30 sqm) with natural light benefiting from its own shower room and WC and a very large storage space. The land also offers appreciable and rare parking facilities: two car spaces in an independent garage as well as numerous outdoor spaces. Perfectly maintained, this property stands out for the quality of its fittings and the care given to every detail. It represents a rare opportunity to live in a green environment while enjoying the advantages of urban life. Located in the immediate vicinity of La Celle-Saint-Cloud station (line L), this house provides you with quick and easy access to public transport, facilitating your travel to Paris and the surrounding area. Schools (including 2 international schools) and shops nearby are within walking distance, offering a practical and pleasant living environment for the whole family. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices as of 01/01/2021: between EUR2,460 and EUR3,370.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,350,000

### Key Information

Internal Area:	178 sqm
Land Area:	0.1 ha

### Location: Paris Ile-de-France



## Gallery







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