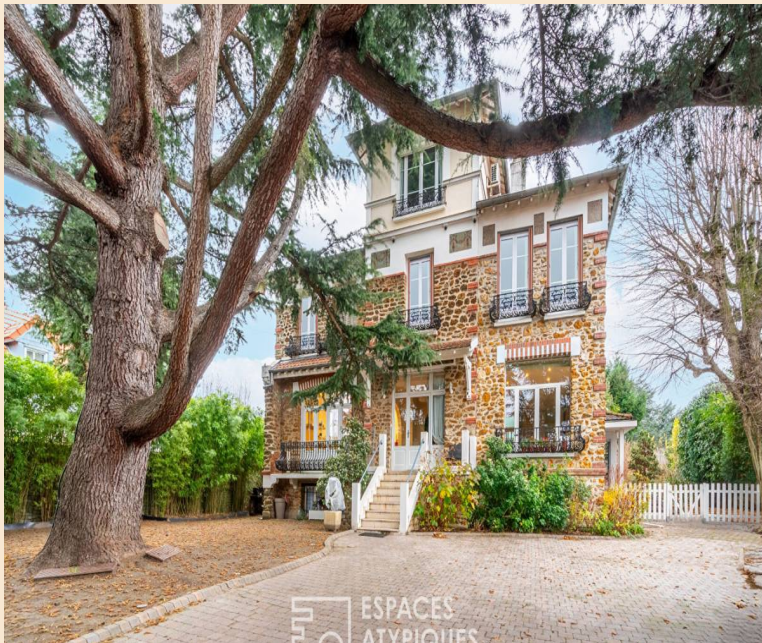


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Prestigious residence with caretaker's house

Le Raincy , Seine-Saint-Denis , Paris Ile-de-France



€1,590,000

inc. of agency fees

8 Beds 2 Baths 415 sqm 0.13 ha

Located in the heart of the Plateau district in the charming town of Raincy, this prestigious 351 sqm millstone villa designed by the architect Baranton...

At a Glance

Reference	MFH-PARIS9546	Near to	Le Raincy	Price	€1,590,000
Bed	8	Bath	2	Hab.Space	415 sqm
Land	0.13 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the heart of the Plateau district in the charming town of Raincy, this prestigious 351 sqm millstone villa designed by the architect Baranton combines elegance, modernity and refinement. Its 1940s architectural lines, its green environment and its renovated caretaker's house of 64 sqm of living space make this exceptional property a true haven of peace, extending over a plot of 1200 m2.

Upon entering, a spacious hall with plenty of storage distributes carefully designed living spaces. The fully

equipped kitchen opens onto a bright living room with a fireplace. A home cinema lounge, a games room and a space dedicated to well-being, including a jacuzzi, a hammam, a sauna and a bathroom, are bathed in natural light thanks to large bay windows, offering a breathtaking view of the landscaped garden. A guest toilet is located in the hallway.

On the first floor, a landing leads to a bedroom and a master suite, with a dressing room, a shower room and a private toilet. Three other bedrooms and a bathroom with toilet offer a comfortable living space for the whole family. All bedrooms are equipped with cupboards, combining practicality and functionality.

The second floor is dedicated to a second master suite composed of a bedroom, an office with a dressing room, a shower room with private toilet, as well as an attic offering additional development potential.

The 95m² basement is a real asset, with three rooms, a fully fitted laundry room, a cellar and a workshop, meeting the needs of storage and activities.

A major asset of this residence, rare in Le Raincy, a completely renovated caretaker's house, offering 64 sqm of living space, can be rented. On the ground floor there is a kitchen and a double living room. Upstairs, there are two bedrooms, a bathroom and a separate toilet. The basement has a laundry room and a garage. This property has excellent rental potential, with a monthly income of EUR1,363 excluding charges. The property is currently available for rent.

Outside, the perfectly maintained landscaped garden benefits from a century-old cedar tree at the front of the house. At the back, the quiet, unobstructed terrace is surrounded by vegetation, creating a peaceful atmosphere conducive to entertaining.

This charming residence has preserved the authenticity of the old while combining the conveniences of the modern, in particular thanks to the presence of reversible air conditioning on all floors. The beautiful volumes, the brightness and the custom-made fittings make this property unique in the area.

A shelter for two cars and a garden chalet complete the ensemble.

Bus 602 and 603 at 300m Close to shops and schools

ENERGY CLASS: C / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from the prices for the year 2021, 2022, 2023 (subscriptions included) between EUR3,070 and EUR4,240.

RSAC: Bobigny

Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€1,590,000

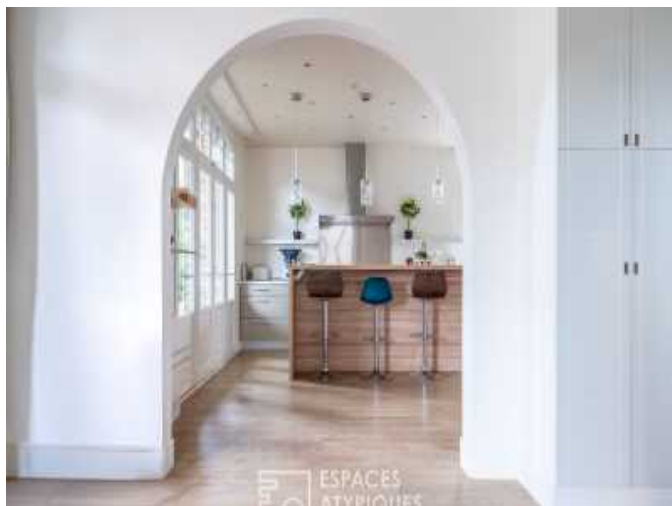
Key Information

Internal Area:	415 sqm
Land Area:	0.13 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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