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## Family home and its trellis garden on the edge of Issy-les-Moulineaux

Meudon , Hauts-de-Seine , Paris Ile-de-France



# €1,795,000

inc. of agency fees

5 Beds   3 Baths   205 sqm   0.03 ha

Ideally located in Meudon, on the edge of Issy-les-Moulineaux, in the immediate vicinity of all amenities and close to the Meudon national forest, this...

### At a Glance

<b>Reference</b>	MFH-PARIS7573-C3	<b>Near to</b>	Meudon	<b>Price</b>	€1,795,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	205 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in Meudon, on the edge of Issy-les-Moulineaux, in the immediate vicinity of all amenities and close to the Meudon national forest, this charming millstone residence of 205 m<sup>2</sup> on the ground, dating from 1900, has been completely renovated with care. It offers all modern comforts, including air conditioning, in an old setting. Nestled in a green setting, it is distinguished by its espalier garden protected from prying eyes,

offering a true haven of peace in the heart of the city.

As soon as you enter, a charming patio invites you to escape, far from the urban hustle and bustle, leading directly to the ground floor of the house and the garden. The living room of more than 70 m<sup>2</sup> is elegantly articulated around a central staircase and offers a perfect harmony between the different spaces: an open kitchen with contemporary lines, a convivial dining room, a TV lounge, an office/library area, as well as a second warm living room with a fireplace, overlooking the terrace and the garden.

The terrace, partially overlooked by a pretty glass pergola, offers an additional living space in complete privacy. The garden, arranged in espalier, reveals several levels, each offering a unique setting conducive to relaxation.

Back inside, a beautiful old staircase harmoniously connects the different levels of the house. On the first floor there are four spacious bedrooms, two of which have their own private bathroom. This level is completed by an elegant bathroom with toilet and a second independent toilet.

The second floor, pleasantly attic, reveals a beautiful bedroom as well as an office (creation of a possible bathroom), subtly partitioned by custom-made workshop windows, bringing a touch of character to the whole. (The current PLU authorizes the raising of the house by two levels.)

A large basement integrating laundry room, boiler room, sports corner/workshop, numerous storage spaces, wine cellar, and garage with two parking spaces, completes the beautiful features of this residence.

This family home combines the timeless charm of the old with a refined renovation and presents generous and warm spaces. Nestled in a green setting, it stands out for its beautiful volumes and its espalier garden offering a true haven of peace in the heart of the city.

SNCF train station line N at 350 m (Meudon-Montparnasse in 10 minutes)

Tram T2 Les Moulineaux at 700 m (Pte de Versailles-Pont de Bezon)

RER C and future Metro line 15 Issy at 15 minutes

School map:

Val nursery and elementary school at 600 m

Bel Air College and Rabelais high school

La Source private schools and Institut Notre-Dame (elementary, middle and high schools)

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between euros1,490 and euros2,090.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€1,795,000

## Key Information

Year Built:	1927
Internal Area:	205 sqm
Land Area:	0.03 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



# Gallery









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**C. BAUER – Sunday Times**

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