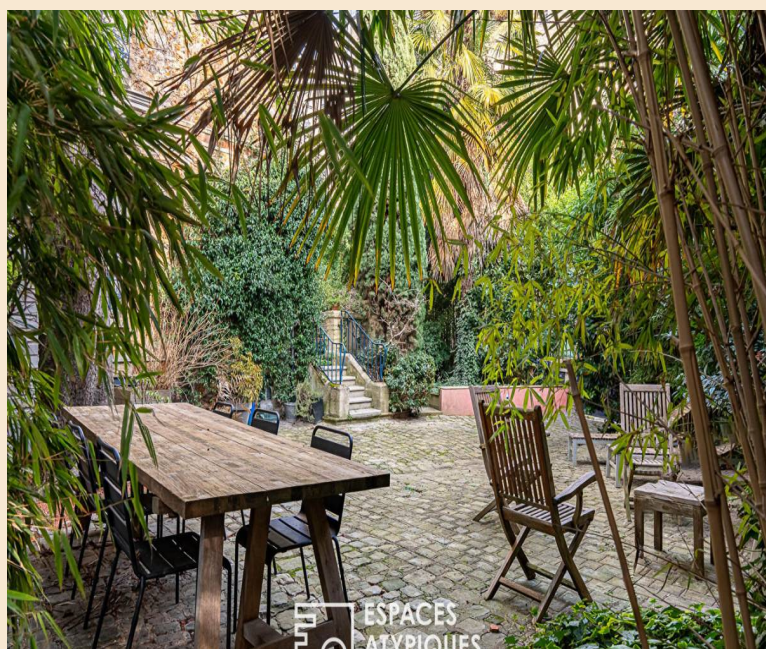


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Family millstone combining charm and modernity at the gates of Paris

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



€1,995,000

inc. of agency fees

4 Beds 1 Baths 238 sqm 0.06 ha

Out of sight and bathed in serenity, this elegant millstone tastefully renovated with 238 m2 seduces with its harmonious combination of old-world charm...

At a Glance

Reference	MFH-PARIS9611-C1	Near to	Vanves	Price	€1,995,000
Bed	4	Bath	1	Hab.Space	238 sqm
Land	0.06 ha	Pool	Yes	Land Tax	N/A

Property Description

Out of sight and bathed in serenity, this elegant millstone tastefully renovated with 238 m2 seduces with its harmonious combination of old-world charm and contemporary comfort. Designed for a fulfilling family life, it offers optimized and warm spaces, in a unique and preserved green setting.

From the entrance, the tone is set: a double reception typical of millstones reveals a very cozy living room where the character of the old is subtly mixed with touches of modernity. Adjoining, a large office under glass, with independent access, is the ideal space for a home office or a large dining room.

It also opens onto a summer lounge bathed in light, where an intimate swimming pool promises privileged moments of relaxation. The large terrace, designed to accommodate large tables with barbecues, extends these convivial spaces into the heart of a landscaped and enclosed garden, a true haven of peace and security for children.

On the first floor, two bedrooms and a bathroom with dressing room make up a functional night space in Olympian calm.

A second floor under the roof accommodates two additional bedrooms, a shower room with toilet and a multipurpose space, ideal for an office or a games room.

A basement fitted with laundry room, wine cellar and storage room completes the ensemble.

On the practical side, a large independent garage can accommodate two vehicles while offering a vast storage space.

Located at the gates of Paris, close to all amenities, this unique house combines charm, privacy and modern comfort for an ideal family life.

Metro: Line 13 4 min.

ENERGY CLASS: E / CLIMATE CLASS: E - Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros2,950 and euros4,070

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	€1,995,000

Key Information

Year Built:	1948
Internal Area:	238 sqm
Land Area:	0.06 ha
Swimming Pool?	Yes

Location: Paris Ile-de-France



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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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