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## Charming house with garden in the Gare district of Clamart

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



**€1,230,000**

inc. of agency fees

6 Beds   1 Baths   171 sqm   0.03 ha

In a secluded cul-de-sac in the Gare district of Clamart, this early 20th-century family home offers 134 m<sup>2</sup> of living space (171 m<sup>2</sup> of floor space excluding...

### At a Glance

Reference	MFH-PARIS10496	Near to	Clamart	Price	€1,230,000
Bed	6	Bath	1	Hab.Space	171 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

### Property Description

In a secluded cul-de-sac in the Gare district of Clamart, this early 20th-century family home offers 134 m<sup>2</sup> of living space (171 m<sup>2</sup> of floor space excluding the full basement) and unfolds its charm over four levels, combining generous volumes, preserved antique materials, and a private garden. Just a few minutes' walk from shops, schools, and the train station, it offers a rare living environment combining peace, convenience,

and authenticity.

From the entrance, the period cement tiles and the weathered wooden staircase set the tone. The main living room, with a dual aspect, benefits from beautiful light throughout the day and totals 39 m<sup>2</sup>. The warm and welcoming living room is punctuated by an antique fireplace, oak parquet flooring, and decorative details such as the baseboards. Slightly below, an elegant dining room boasts high ceilings and a direct opening onto the garden, creating a seamless connection between indoors and outdoors. The separate kitchen, also facing outwards, incorporates the traditional style with its cement tiles.

The garden is punctuated by a pleasant wooden covered patio, inviting outdoor dining. Perfect for enjoying the garden in all seasons, this covered area combines rustic charm and functionality.

The first floor leads to a spacious 14m<sup>2</sup> master bedroom, a separate dressing room, a shower room, and a second 10m<sup>2</sup> bedroom that can be used as an office or a child's bedroom. The second floor offers three well-distributed, light-filled bedrooms measuring 10, 14, and 9m<sup>2</sup> respectively, as well as a family bathroom. The top level, nestled under the eaves, houses a large attic bedroom with breathtaking views of the Eiffel Tower through its skylights. The house also features a full 37m<sup>2</sup> basement, offering a laundry room, a cellar, and storage space.

With its unique ambiance, preserved antique materials, generous volumes, constant light, and pleasant, intimate garden, this house is a real favorite for lovers of charm and tranquility in the heart of the city.

Parking for one or even two cars is available in the courtyard.

Clamart train station (line N, metro line 15 coming soon) 700m away

Shops nearby

School map:

Jules Ferry nursery and elementary school

Maison Blanche Middle School

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average annual energy costs for standard use, based on average energy prices indexed for the years 2021, 2022, and 2024: between euros3,680 and euros5,030.

Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,230,000

Key Information

Year Built:	1904
Internal Area:	171 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery













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