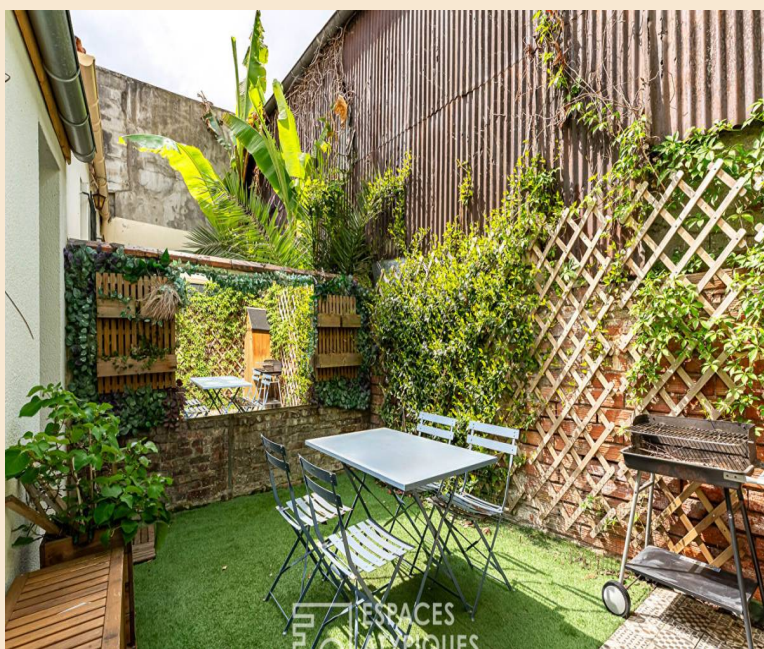


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## Reinvented house with secret garden, in the heart of Asnières

Asnieres Sur Seine , Hauts-de-Seine , Paris Ile-de-France



**€625,000**

inc. of agency fees

3 Beds

89 sqm

Located near the Gabriel Péri metro station, in the heart of Asnières-sur-Seine, this 1930s house offers 73 m<sup>2</sup> of living space (89 m<sup>2</sup> of floor space),...

### At a Glance

**Reference** MFH-PARIS10618

**Bed** 3

**Near to** Asnieres Sur Seine

**Pool** No

**Price** €625,000

**Hab.Space** 89 sqm

**Land Tax** N/A

### Property Description

Located near the Gabriel Péri metro station, in the heart of Asnières-sur-Seine, this 1930s house offers 73 m<sup>2</sup> of living space (89 m<sup>2</sup> of floor space), spread over four levels. Entirely redesigned by an architect, it combines old-world charm with contemporary lines, creating a warm and bright atmosphere. The living room opens onto a private 16 m<sup>2</sup> garden, sheltered from view, offering a pleasant outdoor space in the heart of the

city.

From the entrance, the renovation reveals its full meaning with a large open-plan space bathed in light thanks to glass walls and a skylight. The ground floor houses a living room with a wood-burning stove, a fully equipped open-plan kitchen, and a dining room overlooking the garden.

On the lower level, a bedroom with a skylight, a bathroom, a separate toilet, and an office make up a separate level, ideal for a guest bedroom or a remote workspace.

On the first floor, a bedroom with an en-suite shower room, double sinks, toilet, and built-in closets occupies the sleeping area.

Under the attic, a third charming attic bedroom lends itself to a variety of uses: a child's bedroom, office, or spare room.

Wooden floors, dual-aspect spaces, and a meticulous renovation enhance the comfort and elegance of this turnkey home.

The private, southwest-facing garden naturally extends the living space outdoors. Fully enclosed, it allows for quiet moments or outdoor dining in complete privacy. Located on a quiet street, this house benefits from a vibrant urban lifestyle, close to transport, local shops, schools, and Asnières' cultural facilities.

Unique with its multi-level design, redesigned architecture, and quality materials, this detached house perfectly embodies an atypical, residential feel.

**ENERGY CLASS: E / CLIMATE CLASS: B.**

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1,640 and euros2,270.

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

## Summary

Property type:	House
Bedrooms:	3
Price	€625,000

## Key Information

Year Built:	1930
Internal Area:	89 sqm
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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**C. BAUER – Sunday Times**

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