

## Price on request

### Contact agency

AGENCE R.G. LEMIALE

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### For sale house

11 rooms

Surface : 230 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 868 m<sup>2</sup>

Year of construction : 1930

View : Jardin

Hot water : Gaz

Inner condition : excellent

External condition : GOOD

Couverture : tiling

### Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

6 bedroom

1 bathroom

4 showers

5 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



## House 4417 Paris

Rg Lemiale Agency: at the park entrance, exceptional location with a view of the Château de Maisons-Laffitte, beautiful stone villa just 5 minutes from downtown and close to schools. Fully renovated and modernized while preserving the charm of the past with hardwood floors, moldings, and impressive ceiling height, complete insulation, double glazing, stunning period oak staircase, recent gas boiler, bright family home with plenty of storage. Ground floor: a covered porch, a spacious entrance hall, a double living room with marble fireplace and bay window, an office or bedroom, a shower room with WC, a large equipped kitchen opening onto the garden. First floor: a landing, three bedrooms including a master suite with bathroom, shower, and WC, a shower room, separate WC. Second floor: a landing, four bedrooms, two shower rooms with WC. Full basement including a boiler room, wine cellar, gym, and storage space. Outbuilding: a garage for one car. Magnificent backyard with no overlooking neighbors, potential for extension, above-ground pool.

Fees and charges :

