COLDWELL BANKER
EUROPA REALTY

House Anet 700 m²



SALE PRICE : 2 000 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Just an hour from Paris, in the heart of a preserved and verdant setting, discover this magnificent luxury property—a true haven of peace spanning three levels. Combining all the comfort of a resolutely modern design, this substantial residence is tailored for an absolute art of living.

Upon entering, the majestic volumes set the tone. The ground floor opens onto a very large, light-filled living room, extended by a spacious dining room ideal for entertaining. The home features five superb bedrooms, each with its own private bathroom or shower room, ensuring perfect comfort and privacy for family and guests.

The true privilege of this property lies in its five-star wellness and leisure amenities:

An exceptional wellness area including an indoor pool, a Jacuzzi, and a sauna.

An outdoor pool, nestled in the heart of a private, overlooked-free garden.

An equipped gym and a private home theater for your moments of relaxation.

A large garage completes the features of this rare property on the market. An exclusive estate, ideal as a prestigious second home or an exceptional family retreat just outside the gates of Paris.

Asking Price: €2,000,000 (Brokerage fees paid by the seller)
Energy Performance Certificate (DPE): B
Estimated annual energy costs: between €3,500 and €4,800

Information on the risks associated with this property is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	700.0 m²	Property tax:	€9.00
Number of rooms:	12 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 103

Greenhouse gas emissions (GHG) index: C 17

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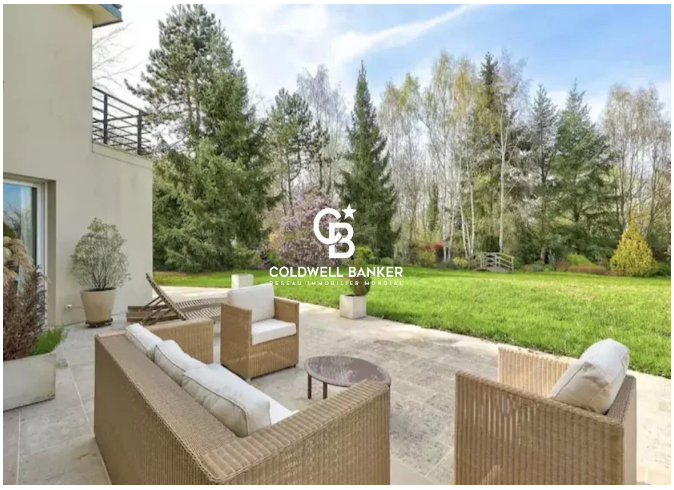

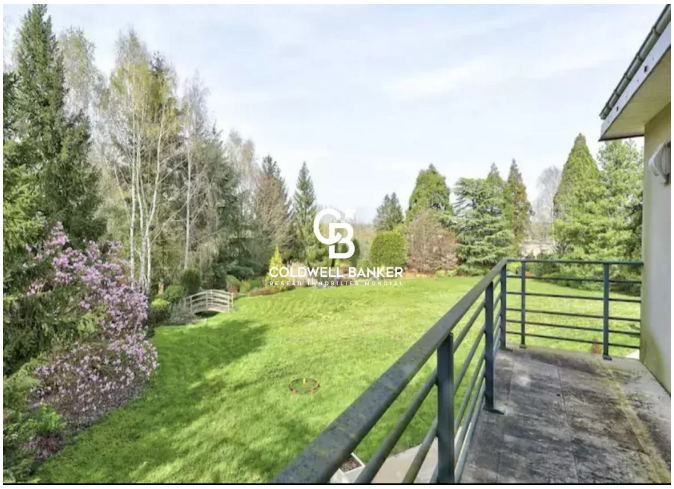





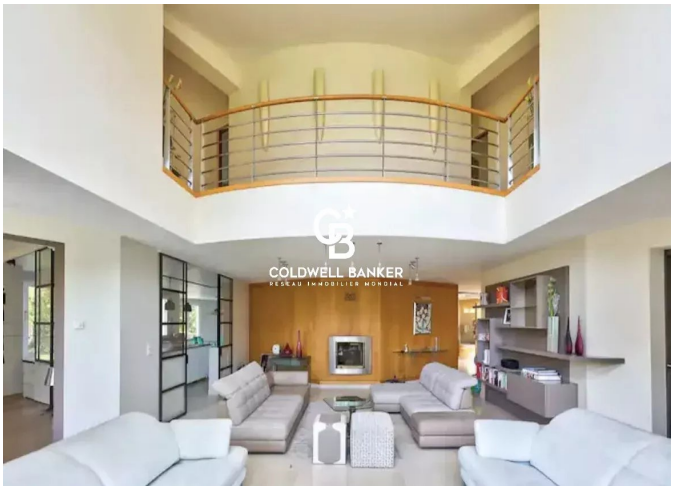

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