COLDWELL BANKER
EUROPA REALTY

House Lamorlaye 244 m²



SALE PRICE : 970 000 €

EMAIL : WESTLIFE@COLDWELLBANKER.FR

12 rue Gabriel Péri
France, 92300, Levallois-Perret

PHONE : +33980771381
westlife@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Spacious 6-Bedroom Family Home in the Prestigious Domaine du Lys

This impressive 9-room, 6-bedroom property is located in the highly sought-after Domaine du Lys, just a short walk from the centre of Lamorlaye. It sits on a beautifully landscaped and meticulously maintained 5,000 sq.m. park-like garden featuring a wide variety of mature trees and planting.

Ground Floor

The ground floor comprises an entrance hall with fitted wardrobes, a spacious fully equipped open-plan kitchen leading into a stunning double-height living and dining area with a cathedral ceiling. This bright and welcoming space opens onto a west-facing terrace of over 100 sq.m., ideal for entertaining and enjoying the afternoon and evening sun.

The ground floor also features a generous principal suite with an en-suite bathroom including both a shower and bathtub, two additional bedrooms, and a study opening onto a private terrace.

First Floor

Upstairs are three further bedrooms, all with fitted wardrobes, a family bathroom with shower, and a dedicated home cinema room complete with high-quality audiovisual and cinema equipment.

Basement

The large heated basement offers extensive storage space, a laundry room, a two-car garage equipped with a 22 kW electric vehicle charging station, a Chappée gas-fired boiler, and an additional shower room.

Features & Amenities

The property benefits from a range of modern comfort and security features, including illuminated garden pathways, a smart home alarm system with video surveillance, a carport, a garden shed, and a barbecue area. The roof was replaced approximately 15 years ago.

The house has good thermal insulation, reflected in its D energy performance rating,and has been exceptionally well maintained, with almost all rooms recently refurbished.

Some updating would be beneficial, notably the first-floor bathroom and the kitchen, which would benefit from modernisation.

12 rue Gabriel Péri
France, 92300, Levallois-Perret

PHONE : +33980771381
westlife@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	244.0 m²	Property tax:	€3.00
Number of rooms:	9 rooms	Number of bedrooms:	6 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): D 167

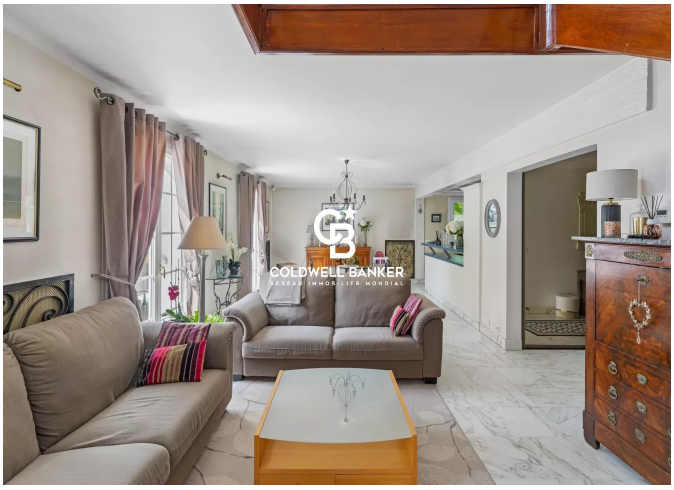
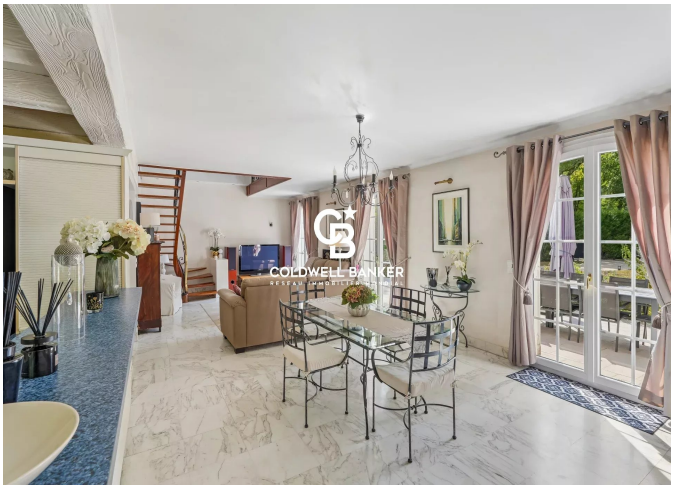
Greenhouse gas emissions (GHG) index: D 36

12 rue Gabriel Péri
France, 92300, Levallois-Perret

PHONE : +33980771381
westlife@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY





12 rue Gabriel Péri
France, 92300, Levallois-Perret

PHONE : +33980771381
westlife@coldwellbanker.fr