COLDWELL BANKER
EUROPA REALTY

House Puteaux 231 m²



SALE PRICE : 1 990 000 €

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DESCRIPTION

COLDWELL BANKER RIVE SUD, your agency specializing in luxury real estate, invites you to discover this beautiful, exceptional period property near Paris, featuring 9 rooms and 292 sq m of living space, located in lower Suresnes.

You'll be surprised by this unique 1850 brick house, full of character and easy to live in, offering a touch of the countryside in the city.

All amenities are easily accessible for the whole family, regardless of age.

This beautiful and spacious 19th-century character home boasts a superb period courtyard and combines old-world charm with modern comforts in a privileged setting.

It boasts superb proportions and retains magnificent period features, including three beautiful stone fireplaces, lovely antique parquet floors, and generous ceiling heights.

From the entrance, a hallway leads to the ground-floor reception rooms: a dining room adjoining a functional kitchen, a large office that could also serve as a bedroom, and a spacious, light-filled living room with windows that run the length of the house.

Its period courtyard provides an ideal and unique setting for lunch or entertaining. A bar area at the rear of the living room completes this level, along with a laundry room.

Two separate staircases lead to the upper floor. A landing leads to a large 36m² master suite with its own bathroom and shower room, set within a beautiful glass-enclosed space.
The sleeping area also comprises three large, bright bedrooms, as well as a playroom that could be converted into a bedroom or office. A bathroom and a shower room are also located on this floor.

This house features ample built-in storage, making it very functional.

A large, convertible basement with a vaulted brick wine cellar offers the potential to create a leisure space, home cinema, gym, etc.

More broadly, this property has significant potential for further appreciation.

Three parking spaces complete this property, one of which is rented in the building opposite.

Note: Roof insulation installed in 2013, thick walls: house dating from 1850. Energy audit in progress.

Roof redone in 2010 and facade renovated in 2018.

Last large, characterful house of this type dating from 1850 in lower Suresnes. A rare find, don't miss out!

Energy performance information for this property: pending.

Agency fees payable by the buyer.

Veronique Lepage (EI), sales agent registered with the Nanterre Trade and Companies Register (RSAC) under number 888348364

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FEATURES

Property type:	House	Area:	231.52 m²	Property tax:	€4.00
Number of rooms:	9 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): D 207

Greenhouse gas emissions (GHG) index: D 45

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