COLDWELL BANKER
EUROPA REALTY

House Suresnes 160 m²



SALE PRICE : 1 250 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Discover this exclusive, magnificent 1926 classic bourgeois home, offering 160 sq m of living space on a beautiful 378 sq m lot, complete with a full basement of over 50 sq m and two 16 sq m garages.

Located less than a 10-minute walk from downtown Suresnes, it enjoys a prime, whisper-quiet location. You will love the immediate proximity to shops, restaurants, the T2 Tramway (Suresnes Longchamp station just 250 m away), the Suresnes Mont Valérien train station (L and U lines 700 m away), and local schools.

The true standout feature of this property is its breathtaking panoramic view of Paris and the Eiffel Tower. On the outside, a 75 sq m front yard, a beautifully landscaped 175 sq m terraced backyard with a 25 sq m patio, as well as a second-floor balcony offering unobstructed views of the capital, invite you to relax and take in this unique setting.

The interior of the house, spread across three levels, stands out for its excellent overall condition, abundant natural light, and perfectly preserved and maintained period charm.

The main level features a spacious entryway leading to a sun-drenched, 30 sq m front-to-back living room, an office space, and a kitchen.

On the second level, a landing leads to two beautiful, spacious bedrooms (15 sq m each), a large full bathroom, and a second bathroom with a shower.

The finished top floor, with its charming sloped ceilings, hosts two additional lovely bedrooms (12 and 15 sq m) arranged around a large landing—perfect for kids' rooms, a playroom, or hosting guests. A 5 sq m bonus room offers the potential to create another bathroom on this level.

The property is rounded out by a highly functional full basement that includes a wine cellar, a workshop, a laundry room, and an extra storage cellar. On the street side, the two large garages (16 sq m each) boast high ceilings, making them ideal for building storage mezzanines.

Individual gas heating (Frisquet boiler) / Annual gas & electricity consumption: approx. 3,500 / Property tax: €1,544

A rare find in the area. You are guaranteed to fall in love with this family home that perfectly combines historic charm, exceptional views, and a prime location!

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FEATURES

Property type:	House	Area:	160.0 m²	Property tax:	€1.00
Number of rooms:	6 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): F 355

Greenhouse gas emissions (GHG) index: F 74

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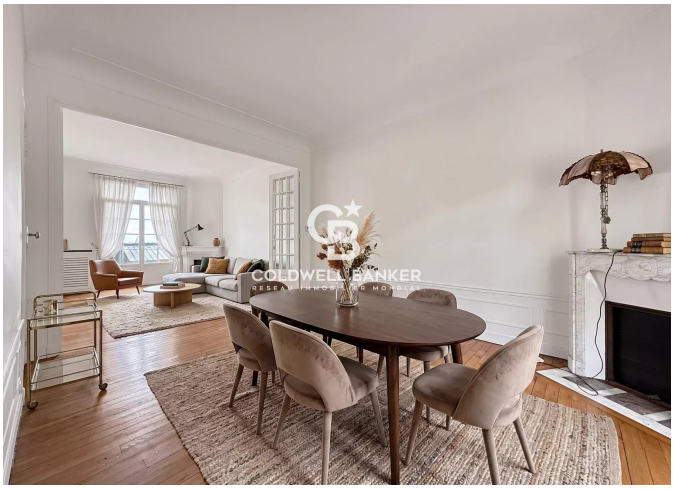







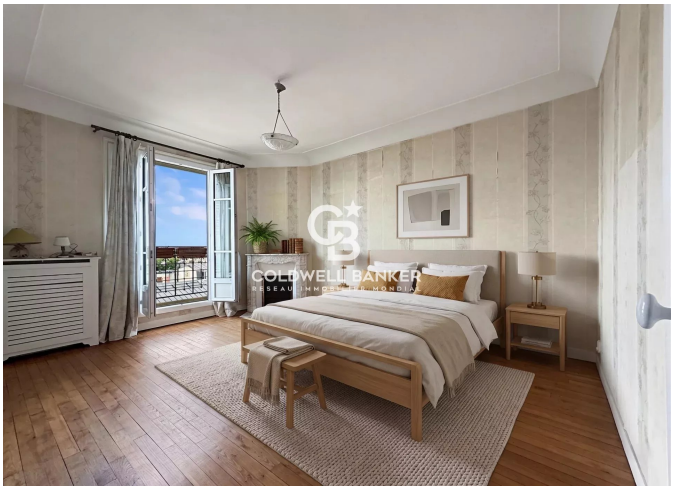



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