COLDWELL BANKER
EUROPA REALTY

House Saint-Maur-des-Fossés 450 m²



SALE PRICE : 3 390 000 €

EMAIL : WESTLIFE@COLDWELLBANKER.FR

12 rue Gabriel Péri
France, 92300, Levallois-Perret

PHONE : +33980771381
westlife@coldwellbanker.fr

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DESCRIPTION

Located in the highly sought-after residential neighborhood of Le Parc, a 7-minute walk from the RER A train station and steps away from the banks of the Marne river, this Italian Renaissance-inspired villa built in 2004 offers a unique, exceptionally quiet living environment.

Set on a 1,050 sqm wooded lot with a swimming pool, this light-filled property features refined finishes and high ceilings.

Layout & Features:

Living Area: 10 main rooms, exceptionally bright, with balconies.

Sleeping Area: 3 bedrooms and 3 bathrooms.

Outbuildings & Extra Space: 40 sqm cellar and convertible attic space.

Outdoors: Wooded garden with no oversight, swimming pool, and balconies.

Amenities: Gas boiler, video surveillance system, Energy Rating (DPE): C.

Mixed Use & High Modularity:
The property currently includes 100 sqm of fully adaptable office space. The layout can easily be reconfigured to suit your personal or professional needs:

Residential: A spacious, tailor-made family home.

Professional: Ideal for independent professionals (legal, medical), a medical center, or business offices.

Investment: Perfect configuration for a high-end co-living project.

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FEATURES

Property type:	House	Area:	450.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	3 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): C 119

Greenhouse gas emissions (GHG) index: C 25

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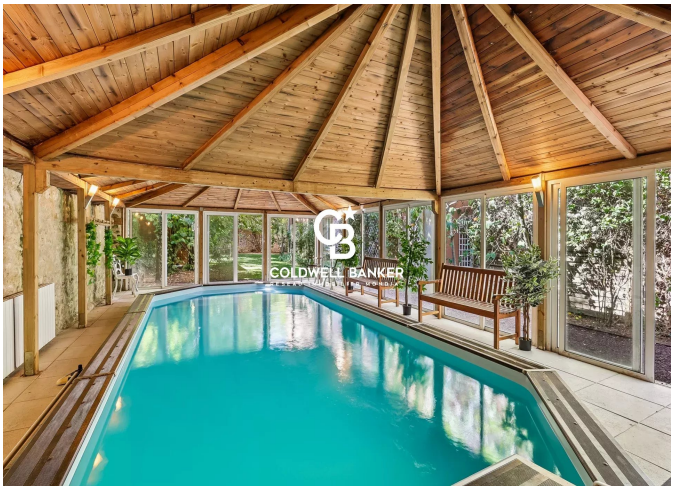












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