COLDWELL BANKER
EUROPA REALTY

House Villennes-sur-Seine 240 m²



SALE PRICE : 1 050 000 €

EMAIL : WESTLIFE@COLDWELLBANKER.FR

12 rue Gabriel Péri
France, 92300, Levallois-Perret

PHONE : +33980771381
westlife@coldwellbanker.fr

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DESCRIPTION

Superb Californian-Style Villa — Panoramic View & High-End Amenities

Located on the highest point of Villennes-sur-Seine, in absolute calm and completely unoverlooked, this exceptional property built in 1997 offers 240 sqm of living space (340 sqm total floor area) set on a beautiful 1,000 sqm landscaped garden with Mediterranean species.

Bathed in natural light thanks to an ideal exposure, the villa features generous volumes, contemporary architecture, and an impeccable condition (no work required).

Living & Sleeping Spaces
Reception area: a huge, light-filled cathedral living room with an open-plan kitchen, extending seamlessly onto a sunroom and 80 sqm of outdoor terraces.

Sleeping quarters: 4 large bedrooms, including a comfortable master suite.

Workspace: an elevated home office offering exceptional panoramic views.

Expansion potential: convertible attic space to suit your needs.

A Full Basement with Endless Possibilities
The vast basement caters to any additional needs:

Potential to retain or set up an existing independent studio apartment.

Dedicated space for a sauna, home gym, and storage.

Covered carport.

Technical Features & Modern Comfort
Energy performance: EPC rated C, excellent thermal insulation, brand-new condensing gas boiler.

Equipment: integrated home automation (domotics) and a full video surveillance system.

Outdoors: fully enclosed, meticulously landscaped 1,000 sqm garden offering complete privacy.

Ideally suited for mixed residential and professional use (medical, legal, or other independent professions).

A must-see property — schedule a viewing today!

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FEATURES

Property type:	House	Area:	240.0 m²	Property tax:	€5.00
Number of rooms:	9 rooms	Number of bedrooms:	4 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 133

Greenhouse gas emissions (GHG) index: C 20

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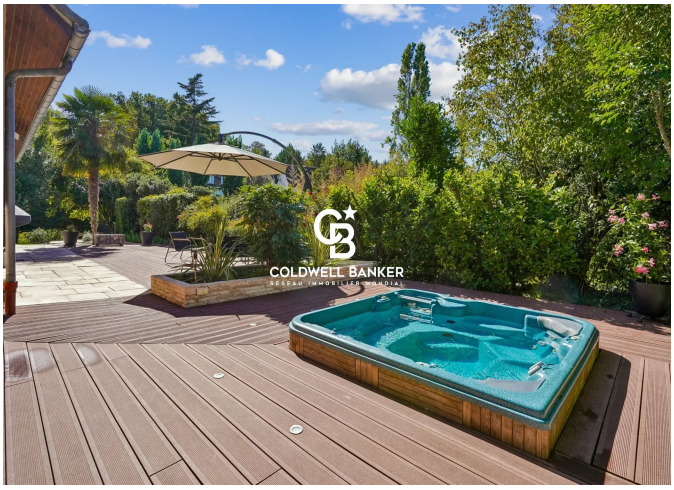







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