

Maison Saint-Germain-lès-Corbeil 233 m²



SALE PRICE : 750 000 €

EMAIL : CBAI@COLDWELLBANKER.FR



DESCRIPTION

In the heart of the city's highly sought-after historic center, shielded from the hustle and bustle, this exceptional 233-square-meter property stands on a landscaped and wooded plot of 780 square meters. It offers a serene living environment that perfectly combines old-world charm with contemporary comfort.

The ground floor opens onto a vast entrance hall leading to superb reception rooms enhanced by noble materials: Hungarian point parquet flooring, period marble fireplaces, moldings, and high ceilings. The large living room and the cozy lounge extend onto a magnificent 50-square-meter west-facing terrace. A fully equipped kitchen and an elegant office, which can easily serve as a single-story bedroom, complete this level.

Reached by a majestic staircase, the first floor is a true sanctuary dedicated to rest. It offers three luminous, luxurious suites, each featuring its own en-suite bathroom.

The second level, highlighted by a spectacular exposed oak roof frame, reveals two additional bedrooms with undeniable charm. One of them, boasting extraordinary proportions, offers endless layout possibilities for your grandest projects.

The connection with nature is magnified by a large, sun-drenched conservatory. The 110-square-meter lower level houses spaces with rare amenities: an authentic wine cellar, a laundry room, a workshop, and vast storage areas. Parking is effortlessly accommodated by a side garage and several private spaces.

A dynamic and authentic neighborhood life. A true asset of this prestigious address, the local lifestyle captivates with its conviviality and excellence. Just steps away from this haven of peace, the narrow streets of the historic center come alive with high-quality local shops. You will enjoy wonderful gourmet spots every day: artisanal bakeries, greengrocers, expert cheese mongers, and passionate wine merchants, alongside charming independent boutiques. Traditional market days and a diverse offering of restaurants and terraces guarantee an incomparable art of living, where almost all your desires can be easily satisfied on foot.

Ideally located a short walk from the prestigious golf course and the national forest, this rare address perfectly meets the needs of families thanks to the close proximity of renowned local schools, such as the La Croix Verte primary school, La Tuilerie middle school, as well as the Robert Doisneau high school and the Saint Spire private institution, all just minutes away.

Transportation and very quick access to the Francilienne highway and the A6 motorway greatly facilitate your daily life. Optical fiber internet, a top-tier security system, and state-of-the-art energy installations put the finishing touches on this exceptional residence.

The history of this house is just waiting for you to write its next chapter.

For more information on the risks to which this property is exposed, please visit the Géorisques website:

www.georisques.gouv.fr.

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FEATURES

Property type:	Maison	Area:	233.0 m ²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

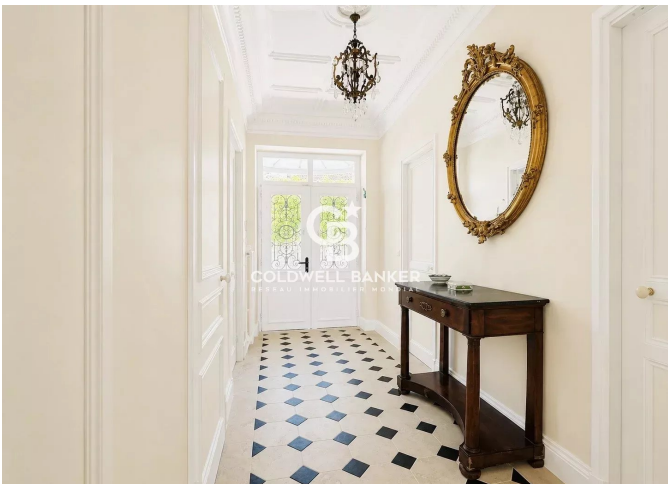
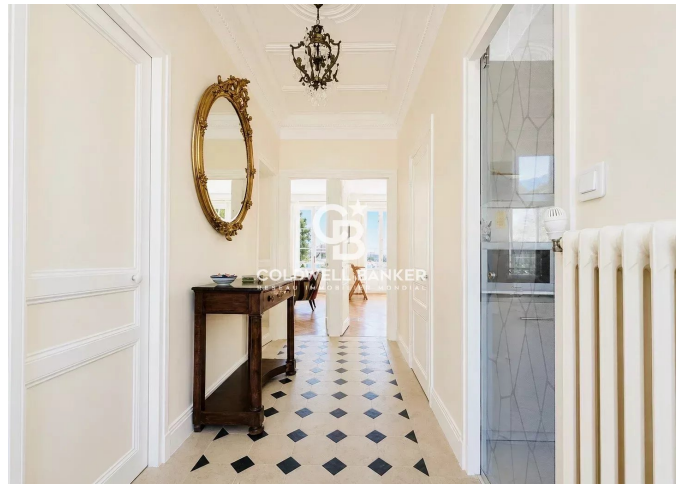
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 229

Greenhouse gas emissions (GHG) index: D 49



COLDWELL BANKER
EUROPA REALTY



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