

Maison Suresnes 140 m<sup>2</sup>

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SALE PRICE : 1 090 000 €

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## DESCRIPTION

Near Paris, on the border of Puteaux and just steps from shops and schools (from kindergarten to middle school), discover this elegant 1920s house, fully renovated with care and high-quality materials.

Spread across four levels and offering over 110 m<sup>2</sup> of living space (140 m<sup>2</sup> in total excluding outdoor areas), this home provides a warm and welcoming atmosphere:

Ground floor: spacious entrance hall, bright kitchen with custom-made glass partition, dining room, large 20 m<sup>2</sup> living room with fireplace, and a landing area leading upstairs.

First floor: two bedrooms and a shower room.

Second floor: two additional bedrooms and a bathroom.

Fully converted basement: laundry room, workshop, storage areas, and a hidden wine cellar.

The house is built around a 20 m<sup>2</sup> patio, the true heart of the property, leading to a 20 m<sup>2</sup> rooftop terrace, perfect for enjoying sunny days with open views.

At the front, a small courtyard ensures privacy, set back from the street, and provides secure space for bicycles.

Two parking spots are available for rent just a few steps from the house.

Public transport is within walking distance (bus lines 93 & 141 at 200m, T2 Belvédère in 5 minutes, Puteaux train station in 10 minutes).

A rare property in the area, combining the charm of the old with modern comfort and exceptional outdoor spaces.

## FEATURES

Property type:	Maison	Area:	140.0 m <sup>2</sup>	Number of rooms:	7 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](http://www.georisques.gouv.fr)

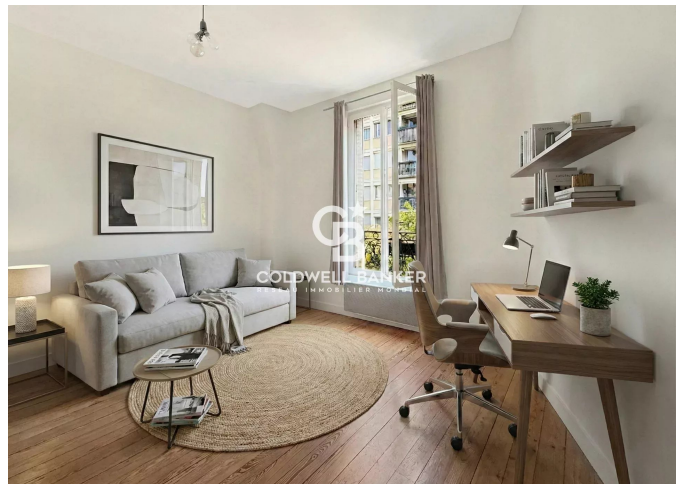
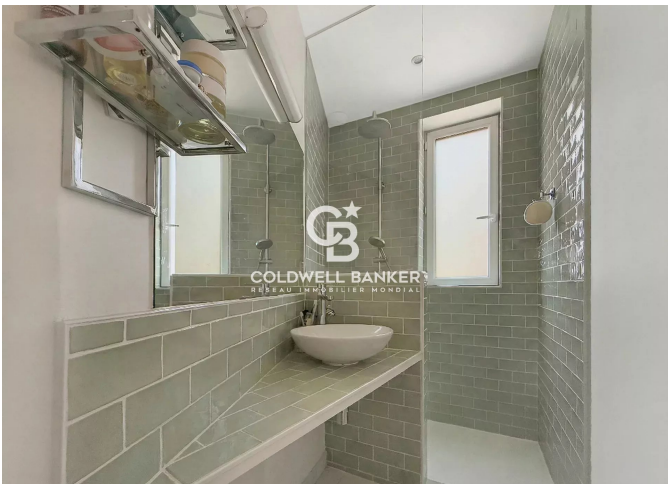
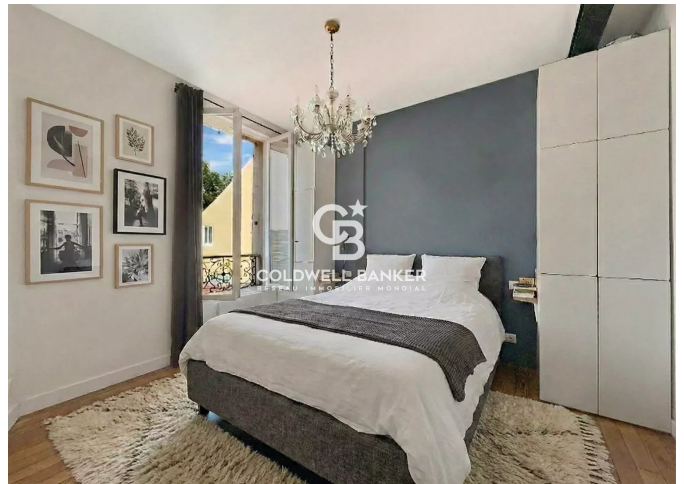
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 234

Greenhouse gas emissions (GHG) index: B 7



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