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Restored 19th century mansion with courtyard and garden

Choisy Le Roi , Val-de-Marne , Paris Ile-de-France



€1,789,000

inc. of agency fees

7 Beds 2 Baths 302 sqm 0.08 ha

It is in Choisy-le-Roi, in a very sought-after area close to the Parc de la Mairie, amenities, schools and public transport, that this majestic private mansion stands, benefiting from a privileged location...

At a Glance

Reference	MFH-PARIS5816	Near to	Choisy Le Roi	Price	€1,789,000
Bed	7	Bath	2	Hab.Space	302 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

It is in Choisy-le-Roi, in a very sought-after area close to the Parc de la Mairie, amenities, schools and public transport, that this majestic private mansion stands, benefiting from a privileged location and offering its residents an extraordinary quality of life.

Built at the end of the 19th century in 1880, this bourgeois house recalling the opulence of the time, embodies the prestige of yesteryear's architecture.

This building offering a total surface area of approximately 302sqm and spread over 4 levels has been restored and redesigned by students of the Beaux-Arts de Paris.

Each room of this residence inspires grace with its solid oak herringbone parquet floors, its high ceilings decorated with moldings, its fireplaces, as well as its numerous chandeliers, all saved and restored. This gives this building a unique and incomparable charm.

A beautiful entrance leads to a large living room serving as a living room and dining room. A hallway leads to the independent kitchen of approximately 30sqm, fully fitted and equipped. In addition, the room has access to the outside of the house, terrace and garden.

This level is completed by a bedroom as well as a bathroom with WC.

Period wooden stairs provide access to the first floor where a landing leads to three spacious bedrooms accompanied by a bathroom with shower and free-standing bathtub, a dressing room, a separate toilet.

A second floor consists of a new landing offering three additional bedrooms, one of which measures approximately 24sqm, a bathroom with shower and free-standing bathtub, as well as a separate toilet, guaranteeing comfort and privacy for its occupants.

Raised on a fully renovated and fitted basement, the latter benefits from a very generous ceiling height, which can easily constitute a completely independent apartment, ideal for family, a student, rental or a liberal profession.

It includes an entrance hall, a living room of 25sqm with its open fitted and equipped kitchen, a large room of more than 25sqm, a bathroom. A boiler room, a laundry room and an independent toilet complete this space.

All on a south-facing plot of land measuring approximately 785sqm.

Also, an interior courtyard in Paris paving stones at the front can accommodate parking for several vehicles.

Annexes complete this property such as a stable, a garage as well as an outbuilding and a chalet at the back of the plot.

This property underwent a major renovation between 2007 and 2013 as well as a complete renovation of the facades. The roof is in good condition, with its original frame.

This house constitutes a true oasis of tranquility in the center of the city for moments of relaxation and conviviality.

Elegant and timeless, this private mansion represents a rare opportunity for lovers of exceptional properties to

own a piece of history in the heart of Choisy-le-Roi.

Whether as a primary residence, secondary residence or rental investment, it will meet the most demanding expectations.

RER C station: 11 min on foot (Paris in 10 min)

Tram T9: 7 min on foot (Paris in 20 min)

TVM: 4 min on foot

Shops: 5 min on foot

Banks of the Seine: 13 min on foot

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,270 and EUR3,120

Summary

Property type:	Mansion
Bedrooms:	7
Bathrooms	2
Price	€1,789,000

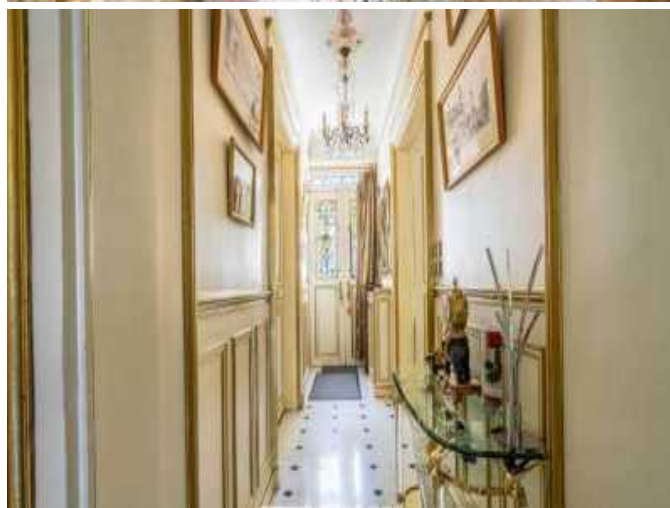
Key Information

Year Built:	1880
Internal Area:	302 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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