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## Napoleonic house in the heart of the town hall district

Asnieres Sur Seine , Hauts-de-Seine , Paris Ile-de-France



€1,750,000

inc. of agency fees

6 Beds 1 Baths 235 sqm 0.03 ha

A few steps from the Parc de la Mairie, this elegant Second Empire style residence from 1880 offers 234.81m<sup>2</sup> of living space on a landscaped plot of 305m<sup>2</sup>....

### At a Glance

<b>Reference</b>	MFH-PARIS8209	<b>Near to</b>	Asnieres Sur Seine	<b>Price</b>	€1,750,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	235 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A few steps from the Parc de la Mairie, this elegant Second Empire style residence from 1880 offers 234.81m<sup>2</sup> of living space on a landscaped plot of 305m<sup>2</sup>.

A private driveway set back from the street welcomes you into a pretty, tree-filled garden sheltered from view.

As soon as you enter, this house reveals its unique character with its vast 67m<sup>2</sup> reception room decorated with moldings and three period fireplaces. It includes a living room, whose fireplace is equipped with an insert guaranteeing comfort and security and a dining room extended by an office, which can be closed for more peace and quiet or privacy.

You will pass through a pretty rounded door with stained glass windows to reach a spacious fitted kitchen-diner, a laundry room and a separate toilet.

The first level is accessed by a beautiful wooden staircase which distributes 4 bedrooms, all decorated with moldings, a pretty oak parquet floor and a fireplace. Two dressing rooms, a bathroom and a toilet complete this level.

The second level offers a large parental space of 36m<sup>2</sup> composed of a bedroom, two dressing rooms, a shower room and a toilet.

On the garden level, with double access from the garden or from the house, a bedroom, a gym (or bedroom), a shower room. An 18th century Indian door will reveal a cellar that will delight oenophiles.

The location, the calm, the charm, the number of bedrooms make this property rare in the area.

Possibility of parking 2 vehicles on the plot.

Immediate proximity to shops, the market, the theater, 10 minutes walk from Asnières train station (lines J and L joining St Lazare or La Défense).

Mauriceau school sector and Truffaut college.

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros2,680 and euros3,680.

Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,750,000

Key Information

Year Built:	1890
Internal Area:	235 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Paris Ile-de-France

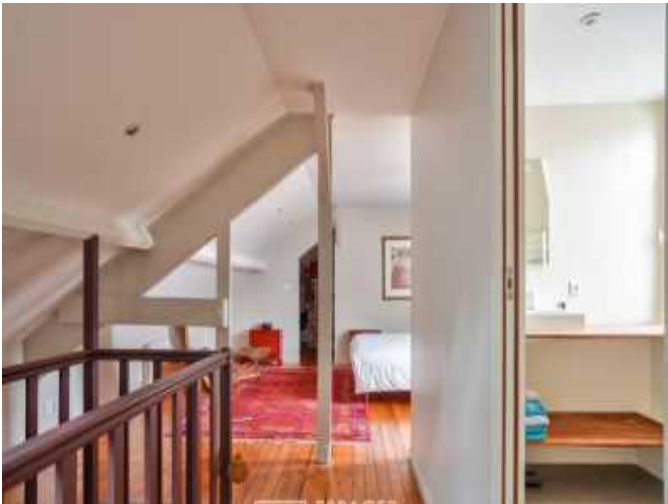


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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