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## Former marble works renovated into a townhouse with two apartments

Suresnes , Hauts-de-Seine , Paris Ile-de-France



€1,290,000

inc. of agency fees

5 Beds      1 Baths      190 sqm

Located on the border with Puteaux, this unique townhouse is the result of the renovation of a former 19th century marble works. It offers 185.33 m<sup>2</sup> Carrez...

### At a Glance

<b>Reference</b>	MFH-PARIS7763-C1	<b>Near to</b>	Suresnes	<b>Price</b>	€1,290,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	190 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the border with Puteaux, this unique townhouse is the result of the renovation of a former 19th century marble works. It offers 185.33 m<sup>2</sup> Carrez (190.46 m<sup>2</sup> floor space) of charm and elegance.

Perfectly renovated with contemporary materials, it combines the character of the old with modern amenities. The main living space offers 124.83 m<sup>2</sup> Carrez (129.96 m<sup>2</sup> floor space) in duplex, completed by two independent apartments, making this property a property with great potential, ideal for an investment or a large family.

Upon entering, the ground floor welcomes a functional hall, accompanied by a large laundry room and separate toilets.

Upstairs, a remarkable living space is bathed in natural light, and seduces with impressive volumes and an incredible ceiling height of 5.50 meters, creating an airy and friendly atmosphere. An open kitchen with a contemporary design completes this space, ideal for moments of sharing with family or friends.

On the night side, three bedrooms share the ends of the property. On the living room side, we discover a beautiful master suite with its own bathroom with toilet. On the staircase side, an office space ideal for teleworking or multipurpose use, distributes two bedrooms and a second bathroom, with current decoration.

In addition to this main part, the property includes two two-room apartments, respectively 32.06 m<sup>2</sup> and 28.44 m<sup>2</sup>. These accommodations, now successfully used as seasonal rentals, represent a great opportunity for additional income. It is also possible to reintegrate them into the main space, or to keep them for an attractive rental profitability.

Located in a quiet and residential area, this house benefits from a location in the immediate vicinity of public transport, shops and the dynamic market of Puteaux. A private garage perfectly completes the services offered.

In full ownership, this property skillfully combines history and modern comfort through impressive volumes, brightness and unique charm. This inspiring place to live will be ideal for lovers of unique spaces, a family or an investment with rental possibilities.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros1,860 and euros2,580.

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

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,290,000

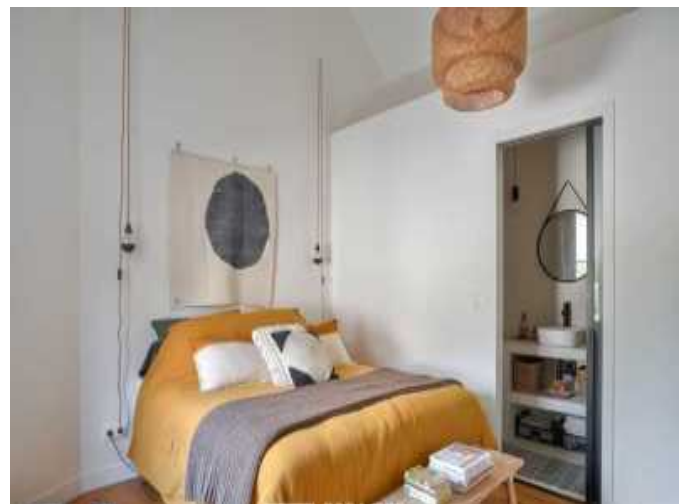
Key Information

Internal Area:	190 sqm
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Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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