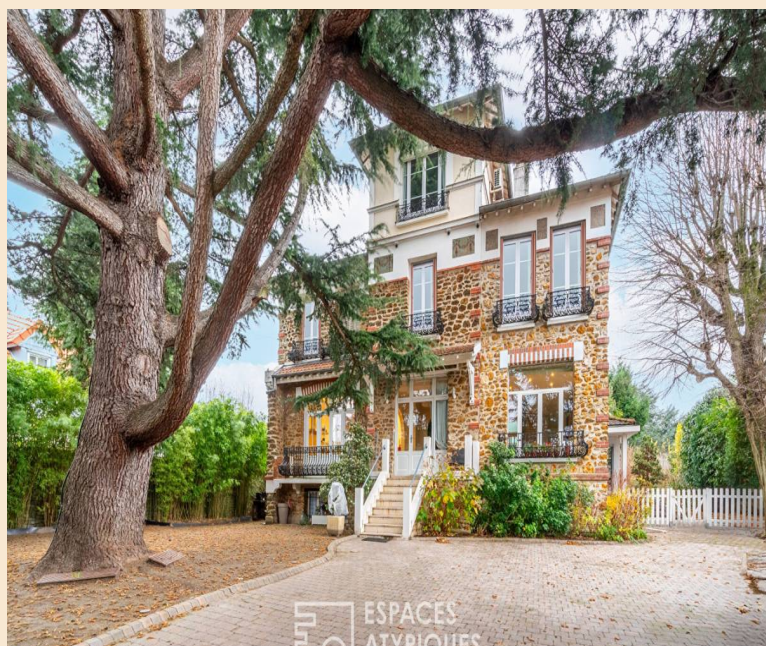


[Click to view MFH-PARIS9546](#)

## Prestigious residence with caretaker's house

**Le Raincy , Seine-Saint-Denis , Paris Ile-de-France**



**€1,590,000**

inc. of agency fees

8 Beds   2 Baths   415 sqm   0.13 ha

Located in the heart of the sought-after Plateau district, in the charming town of Le Raincy, this prestigious millstone villa with a floor area of ??435...

### At a Glance

<b>Reference</b>	MFH-PARIS9546	<b>Near to</b>	Le Raincy	<b>Price</b>	€1,590,000
<b>Bed</b>	8	<b>Bath</b>	2	<b>Hab.Space</b>	415 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the sought-after Plateau district, in the charming town of Le Raincy, this prestigious millstone villa with a floor area of ??435 m<sup>2</sup> (351 m<sup>2</sup> of living space), designed by architect Baranton, embodies elegance and refinement. Its 1940s architecture, its lush setting, and its renovated caretaker's house with a floor area of ??95 m<sup>2</sup> (64 m<sup>2</sup> of living space) make this property a true haven of peace, extending over a plot of 1,200 m<sup>2</sup>.

Upon entering, a spacious hall with ample storage leads to bright and carefully designed living spaces. The fully equipped kitchen opens onto a vast living room with a fireplace. A home theater lounge, a games room, and a wellness area including a jacuzzi, hammam, sauna, and shower room benefit from beautiful natural light thanks to the large bay windows overlooking the landscaped garden.

On the first floor, a landing leads to a bedroom and a master suite with a dressing room, shower room, and private toilet. Three further bedrooms and a bathroom with a toilet complete this family space.

The second floor houses a second master suite with an office, a dressing room, a shower room, and a private toilet, as well as an attic offering further development potential.

The 95 m<sup>2</sup> basement is a real asset, with three rooms, a fitted laundry room, a cellar, and a workshop.

The perfectly maintained landscaped garden boasts a majestic century-old cedar tree and gives this property an exceptional setting. The terrace at the rear of the house offers a peaceful relaxation area, with no overlooked views.

This property also stands out for its excellent rental potential and its ability to accommodate a professional activity. The caretaker's house, fully renovated and unoccupied, generates a rental income of euros1,363 per month excluding charges. Benefiting from independent access, it is also ideal for setting up an office or practice for a self-employed professional, providing an ideal solution for balancing professional and private life.

This charming residence has preserved the authenticity of the period while incorporating modern amenities, including reversible air conditioning on all floors.

The generous volumes, natural light, and custom-designed fittings make this property unique in the area.

A carport for two cars and a garden shed complete this exceptional property. Buses 602 and 603 300m away  
Close to shops and schools

ENERGY CLASS: C / CLIMATE CLASS: B Estimated average annual energy costs for standard use, based on 2021, 2022, and 2023 prices (including subscriptions), between euros3,070 and euros4,240.

+33 6 18 77 30 26

RSAC (Registered Companies Register): Bobigny

Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€1,590,000

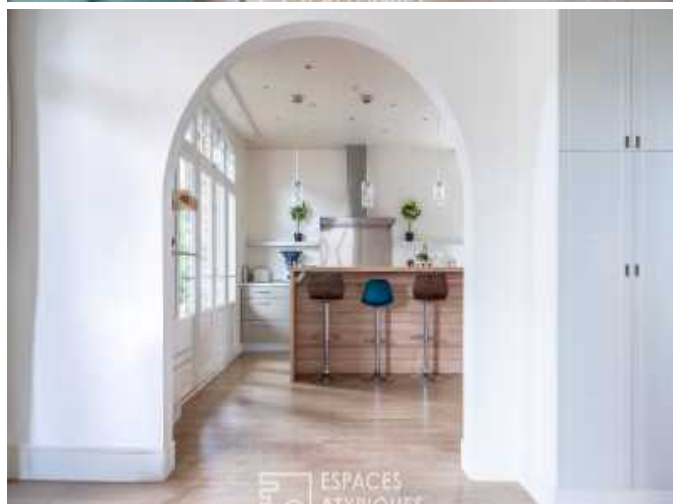
Key Information

Internal Area:	415 sqm
Land Area:	0.13 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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