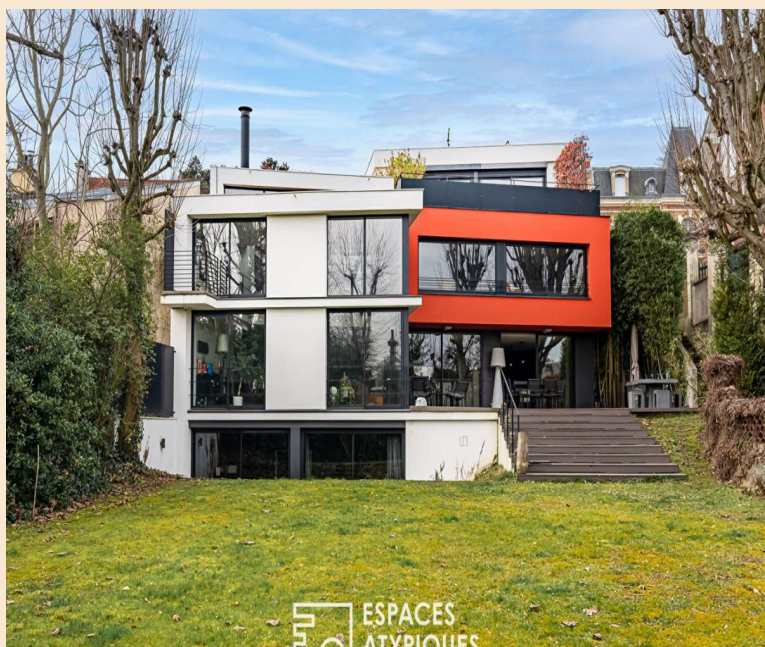


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## A contemporary green setting sheltered from view, a breathtaking view...

**Saint Cloud , Hauts-de-Seine , Paris Ile-de-France**



# €3,750,000

inc. of agency fees

5 Beds   2 Baths   410 sqm   0.11 ha

Nestled in a privileged environment, this contemporary house with a flat green roof seduces with its bold architecture and its services designed for a...

### At a Glance

<b>Reference</b>	MFH-PARIS9724-C2	<b>Near to</b>	Saint Cloud	<b>Price</b>	€3,750,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	410 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in a privileged environment, this contemporary house with a flat green roof seduces with its bold architecture and its services designed for a discreet and refined art of living. Designed to preserve the privacy of each while offering magnificent reception areas, it invites a life in harmony between interior and exterior.

From the entrance, the tone is set with a plunging view of a reception with generous volumes, omnipresent light and optimized layout. The cathedral living room, bathed in light thanks to full-height bay windows, opens onto a huge terrace overlooking a vast terraced garden, extremely rare in this area. The fireplace and the movable partitions allow you to modulate the space according to your desires, for warm moments with family or large receptions with friends.

Accessible from the entrance, a large mezzanine office overlooking the living room is ideal for teleworking or a privileged reading space.

In the kitchen, everything is designed to combine daily comfort and exceptional gastronomy: a functional space for everyday life and a fully equipped pantry to accommodate a private chef, which can be hidden as desired.

The sleeping area is intelligently organized on two levels. A first sleeping area dedicated to children distributes two bedrooms, a bathroom with bathtub and shower, a toilet. An office with shower and water point that can be transformed into a third bedroom depending on needs completes this level.

On the upper floor, a master suite with dressing room, shower room and separate toilet, is extended by a terrace offering a breathtaking view of Paris and the Eiffel Tower. A second, more intimate terrace is ideal for sunbathing or moments of relaxation in complete tranquility.

On the garden level, a multipurpose room - gym, home cinema or fifth bedroom with shower room and toilet, completes this ensemble.

Firmly focused on well-being and energy efficiency, this house benefits from full air conditioning and a rainwater recovery system.

Two outdoor parking spaces complete this unique property, where privacy and openness to nature are elegantly balanced.

A unique contemporary architecture in Saint Cloud, a subtle blend of discretion and refinement, this exceptional house open to the outside offers daily well-being, a unique family lifestyle with Paris as a backdrop.

ENERGY CLASS: B / CLIMATE CLASS: A - Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros1,830 and euros2,550

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

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€3,750,000

Key Information

Internal Area:	410 sqm
Land Area:	0.11 ha
Has a Garden	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 cooling off period has expired. It takes an average of three months to buy a property in France.

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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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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