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## The Californian of the Impressionists' hill with a clear view of the Seine...

La Celle Saint Cloud , Yvelines , Paris Ile-de-France



# €3,650,000

inc. of agency fees

5 Beds    2 Baths    415 sqm    0.2 ha

This Californian house, quiet and not overlooked, built in 2019 located at the top of the Impressionists hill in La Celle-Saint-Cloud, is a superb contemporary...

### At a Glance

<b>Reference</b>	MFH-PARIS9971-cpy	<b>Near to</b>	La Celle Saint Cloud	<b>Price</b>	€3,650,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	415 sqm
<b>Land</b>	0.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This Californian house, quiet and not overlooked, built in 2019 located at the top of the Impressionists hill in La Celle-Saint-Cloud, is a superb contemporary residence with a refined and minimalist style.

It stands out for its modern architecture, characterized by clean geometric lines and cantilevered volumes that create a harmonious play of superpositions.

The smooth white facade is punctuated by large bay windows that maximize the supply of natural light and offer a panoramic view of the surrounding landscape. The spacious terraces on each level, bordered by metal railings, allow you to fully enjoy the green setting.

The integration of the house into its natural environment is particularly successful, with a carefully landscaped garden (swimming pool) mixing green lawn, grass beds and gently sloping paths. The whole exudes discreet luxury and comfort, ideal for a residence that is both elegant and functional.

The entrance to this house is spacious, bright and elegant. It is characterized by a light wooden staircase with curved lines, with a modern metal banister that brings a touch of sophistication. The parquet floor adds a warm and refined atmosphere.

A corridor with a vestibule and a separate toilet, serves the large living room of 70 sqm, creating a fluid transition between the spaces. Thanks to its huge bay windows, it offers a clear view of the valley and the surrounding nature, providing a feeling of openness and serenity.

The gas fireplace, modernly integrated into the wall, is a central element of the living room, adding a cozy and refined atmosphere. Direct access to the terrace allows you to fully enjoy the panorama, creating a harmonious continuity between the interior and the exterior. It is an ideal space to relax, entertain or simply contemplate the beauty of the surrounding landscape.

A large 28 sqm office has found its place in continuity with the living room, opening onto the terrace in order to also benefit from the clear view.

The separate 23 sqm kitchen, fully fitted and equipped, is modern, spacious and bright. It offers a dining area and bar with high stools. Large bay windows provide an abundance of natural light and open onto the terrace with an outdoor dining area, offering a beautiful view of the wooded environment.

On this level, accessible via the corridor, there is a 35 sqm studio with kitchenette, shower room and WC which also has a separate entrance.

Upstairs, a gallery serves on one side the 45 sqm parental space, bringing together the master bedroom with its terrace through a sliding bay window with a generous opening allowing beautiful natural light, the bathroom with Italian shower and toilet, as well as a spacious dressing room.

Along the gallery, two other suites of 24 and 26 sqm will share the terrace, one with its shower room, the other with its bathroom. Access to the garden level, via the staircase, offers on the one hand a second reception of 35 sqm, a home cinema lounge, as well as a suite, shower room and WC, and on the other, a large cellar, a laundry room and a boiler room.

A closed garage with 2 spaces completed by a parking area for 5 cars. House under ten-year warranty.

High-end services.

PRM access.

Condensing gas boiler with thermodynamic tank.

Air conditioning by heat pump.

Centralized vacuum.

Existing elevator shaft on the 3 levels.

Centralized roller shutters.

Garden with swimming pool.

Automatic watering.

Fiber.

Bilingual nursery in the immediate vicinity

Sainte Marie primary and elementary school

EIB de la Jonchère: Bilingual international school offering programs from kindergarten to college (Petite Section to 3ème) 300 m away.

College Lycée La Jonchère 3 min walk

Lycée Pierre Corneille 8 min by bus 6227-6231

Access A86 5 min, A13 10 min

La Celle St Cloud train station Line L 8 min by bus 6227-6231 to La Défense and St Lazare,

Sablons station in the immediate vicinity

RER A Rueil train station 10 min by car

ENERGY CLASS: B / CLIMATE CLASS: B.

Average energy prices attached for the years 2021, 2022 and 2023 (including subscriptions):  
between EUR1,720 and EUR2,380 per year

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RSAC: Versailles

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€3,650,000

## Key Information

Year Built:	2019
Internal Area:	415 sqm
Land Area:	0.2 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



# Gallery









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**S. and L. BROWN**



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