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Family and confidential loft near the Parc de Saint Cloud

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



€1,995,000

inc. of agency fees

6 Beds 1 Baths 317 sqm 0.04 ha

Exclusive - Hidden from view, in the heart of a sought-after residential area in Saint-Cloud, this private loft offers 317 m² of floor space, 284.85 m²...

At a Glance

Reference	MFH-PARIS10671	Near to	Saint Cloud	Price	€1,995,000
Bed	6	Bath	1	Hab.Space	317 sqm
Land	0.04 ha	Pool	No	Land Tax	N/A

Property Description

Exclusive - Hidden from view, in the heart of a sought-after residential area in Saint-Cloud, this private loft offers 317 m² of floor space, 284.85 m² (Carrez law) and offers a living environment as rare as it is inspiring.

Renovated from a former architectural firm, this exceptional property captivates with its exceptional volumes, its 15 m² central patio, its 53 m² outdoor courtyard, and its modularity. It benefits from a prime location, in close proximity to the German International School of Paris (DISDP) and the American School of Paris, making it ideal for international or multicultural families.

The tone is set from the moment you enter. An entrance gallery leads to two independent studios?ideal for entertaining, working remotely, or housing an au pair. before opening onto a hallway bathed in natural light, featuring a preserved patio behind a glass roof that structures the heart of the loft, partly as an open space.

The reception area impresses with its 63 m² surface area, enhanced by very high ceilings, a fireplace, a stove, and large windows to the outdoors, creating an atmosphere that is both convivial and more intimate in the TV lounge. It extends into a large dining room and an open kitchen of 30 m², perfect for large family gatherings or discreet festive evenings.

On the sleeping area, the ground floor accommodates three bedrooms, a bathroom, and a guest toilet. Upstairs, a mezzanine office overlooks the reception area and leads to a spacious master suite with bathroom and dressing room, a true cocoon nestled in complete privacy.

The two studios are completely independent and each have a kitchenette and a bathroom with toilet.

This rare property will appeal to lovers of open spaces, natural light, and reinvented architecture. Some renovations are required, offering a unique opportunity to reshape the

space in the image of its future owners, creating an authentic, family-friendly loft feel.

ENERGY CLASS: D / CLIMATE CLASS: D - Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros3,070 and euros4,200

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	€1,995,000

Key Information

Internal Area:	317 sqm
Land Area:	0.04 ha

Location: Paris Ile-de-France



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S. and L. BROWN



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