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## Exceptional villa in La Varenne Saint-Hilaire

Saint Maur Des Fosses , Val-de-Marne , Paris Ile-de-France



# €2,150,000

inc. of agency fees

5 Beds      2 Baths      350 sqm

Located in the heart of La Varenne Saint-Hilaire, a few steps from the banks of the Marne, this 350 sqm property embodies elegance. While the area is...

### At a Glance

**Reference** MFH-PARIS11444

**Bed** 5

**Near to** Saint Maur Des Fosses

**Bath** 2

**Pool** No

**Price** €2,150,000

**Hab.Space** 350 sqm

**Land Tax** N/A

### Property Description

Located in the heart of La Varenne Saint-Hilaire, a few steps from the banks of the Marne, this 350 sqm property embodies elegance. While the area is renowned for its sumptuous residences, few are as imposing by their presence.

The exterior architecture of the house, sober and majestic, captures all eyes. Inside, the feeling of space and light is immediate.

A spectacular entrance hall, enhanced by an aerial staircase and an impressive dome, immediately announces the exceptional nature of the place.

Everything has been designed to magnify the volumes and offer a perfect fluidity between the spaces.

Hidden behind imposing wooden doors, worthy of an oriental palace, the living room is revealed with elegance.

The living room, approximately 80 sqm, bathed in light thanks to its large bay windows, opens onto a terrace extended by a garden with Mediterranean tones.

The sobriety of the species planted there creates a soothing atmosphere.

The kitchen, resolutely contemporary and equipped with a spacious scullery, integrates fluidly into the dining room with rounded lines, creating a living space that is both convivial and refined.

An office, a suite with shower room and a guest cloakroom complete this level.

Upstairs, the 23 sqm master suite benefits from a dressing room and a sumptuous bathroom, as well as a private 21 sqm terrace. Three other bedrooms, all with their own exterior, benefit from a bathroom or shower room, offering absolute comfort to family members or guests.

Inside, the color palette oscillates between deep browns, colorful tones and light shades that capture natural light, while the furniture with clean lines combines noble materials and warm textures. An atmosphere of serenity that extends outside, where a vast wooden terrace of 190 sqm, protected from view, invites you to relax in complete privacy.

A basement and a garage complete the services.

This villa, where every detail has been meticulously designed to combine modernity, aesthetics and comfort, stands out as one of the wonders of La Varenne, a true masterpiece where luxury and discretion meet to offer absolute well-being.

It is only for those looking for the exceptional.

RER A: 7 min walk

City center et shops: 7 min walk

Varenne market: 15 min walk

ENERGY CLASS: C CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices between: EUR3,130 and EUR4,290.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€2,150,000

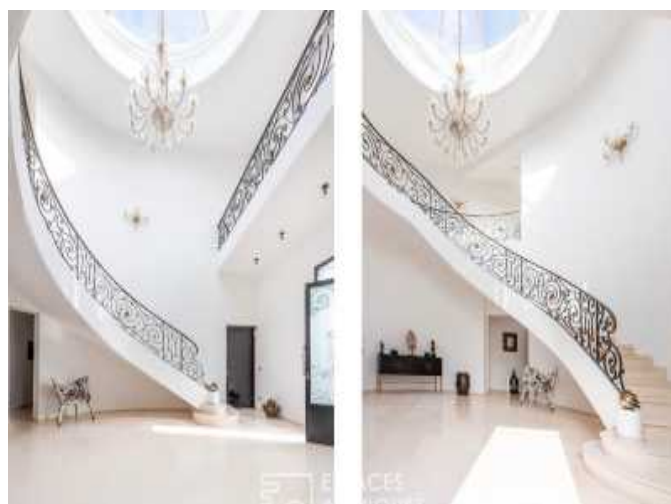
Key Information

Internal Area:	350 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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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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