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Sumptuous modern-style architect-designed villa in the Hameau de la Jonchère

Rueil Malmaison , Hauts-de-Seine , Paris Ile-de-France



€3,850,000

inc. of agency fees

6 Beds 3 Baths 400 sqm 0.25 ha

This magnificent 400 m² residence, set in a 2500 m² landscaped park, built in 1996, fully embraces its design, marked by the principles of European modernism,...

At a Glance

Reference	MFH-PARIS11427	Near to	Rueil Malmaison	Price	€3,850,000
Bed	6	Bath	3	Hab.Space	400 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

This magnificent 400 m² residence, set in a 2500 m² landscaped park, built in 1996, fully embraces its design, marked by the principles of European modernism, halfway between the International Style (inspired by Bauhaus) and Art Deco classicism.

The property is nestled in the heart of the highly sought-after Hameau de la Jonchère, a confidential site located in the wooded hills of Rueil-Malmaison, on the edge of the Saint-Cucufa woods, highly sought after for its tranquility, security, and proximity to Paris.

The ground floor offers an entrance with a cathedral ceiling, a 90 m² reception room on two levels with an open fireplace, a dining room, and a 35 m² eat-in kitchen (Bulthaup), opening directly onto a south-facing terrace.

A bedroom with its own shower room and WC, a laundry room, a cloakroom, and a separate WC complete this level.

The upstairs passageway leads to the master bedroom, with a 22 m² suite opening onto the 40 m² terrace, an 11 m² teak bathroom with a shower and toilet, and a 6 m² fitted dressing room. On the other side, a hallway leads to two 12 m² bedrooms with balconies, a bathroom with toilet, on the left; and to two other 12 m² bedrooms sharing a shower room and a separate toilet, on the right.

The mezzanine offers a large, custom-designed office space with access to the terrace, overlooking the living room below.

The full basement offers three large storage rooms, a wine cellar, the boiler room, and a studio with a separate entrance.

A garage for two vehicles and six other outdoor parking spaces are available on the property. A 43 m² outbuilding, comprising a two-room apartment with a shower room and toilet, is located on the edge of the garden with a separate entrance, ideal for a caretaker, au pair, or

friends.

The plot has space for a swimming pool.

An idyllic setting in a secure, quiet estate, just 15 minutes from Paris.

Le Hameau de la Jonchère is managed by a Property Owners' Association.

Annual fees: euros2,500

Easy access to the A86 and A13 motorways. 500 m from the Elysée II shopping center

700 m: 7-minute walk from the EIB (International Bilingual School) in La Jonchère

11 minutes from the Daniélou and Passy Buzenval middle and high schools

14 minutes from the Saint-Germain-en-Laye International High School

8 minutes from Blanche de Castille in Le Chesnay and the Croissy English School.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy costs for standard use, based on 2021 energy consumption:

between euros4,324 and euros5,850.

+9

RSAC Versailles +33

Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€3,850,000

Key Information

Year Built:	1996
Internal Area:	400 sqm
Land Area:	0.25 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery









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C. BAUER – Sunday Times

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S. and L. BROWN



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