

# Sumptuous modern-style architectdesigned villa in the Hameau de la Jonchère

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





This magnificent 400 m<sup>2</sup> residence, set in a 2500 m<sup>2</sup> 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	e 400 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

#### **Property Description**

This magnificent 400 m<sup>2</sup> residence, set in a 2500 m<sup>2</sup> 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 m<sup>2</sup> reception room on two levels with an open fireplace, a dining room, and a 35 m<sup>2</sup> 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 m<sup>2</sup> suite opening onto the 40 m<sup>2</sup> terrace, an 11 m<sup>2</sup> teak bathroom with a shower and toilet, and a 6 m<sup>2</sup> fitted dressing room. On the other side, a hallway leads to two 12 m<sup>2</sup> bedrooms with balconies, a bathroom with toilet, on the left; and to two other 12 m<sup>2</sup> 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 m<sup>2</sup> 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.

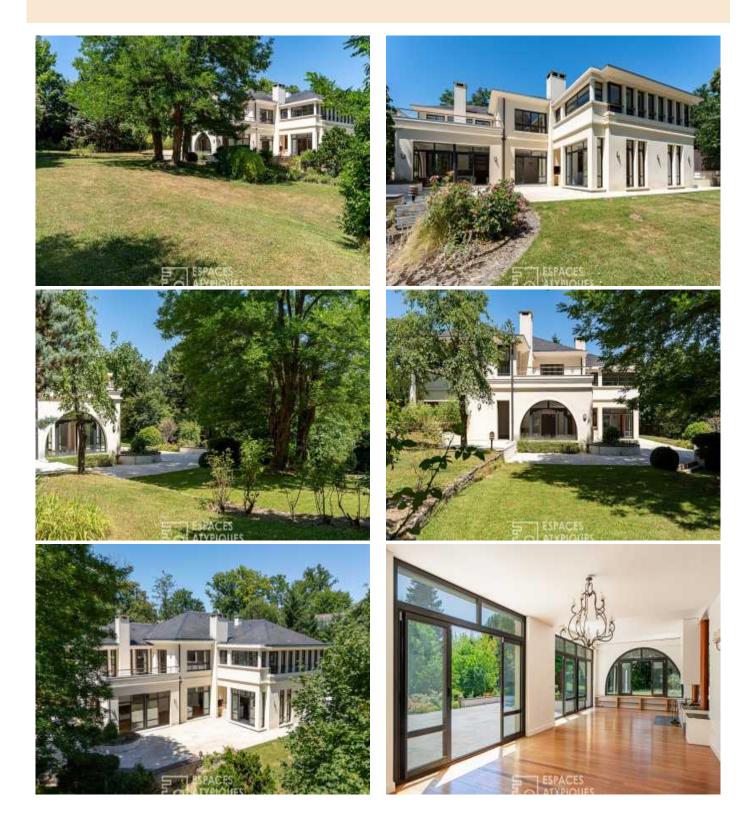
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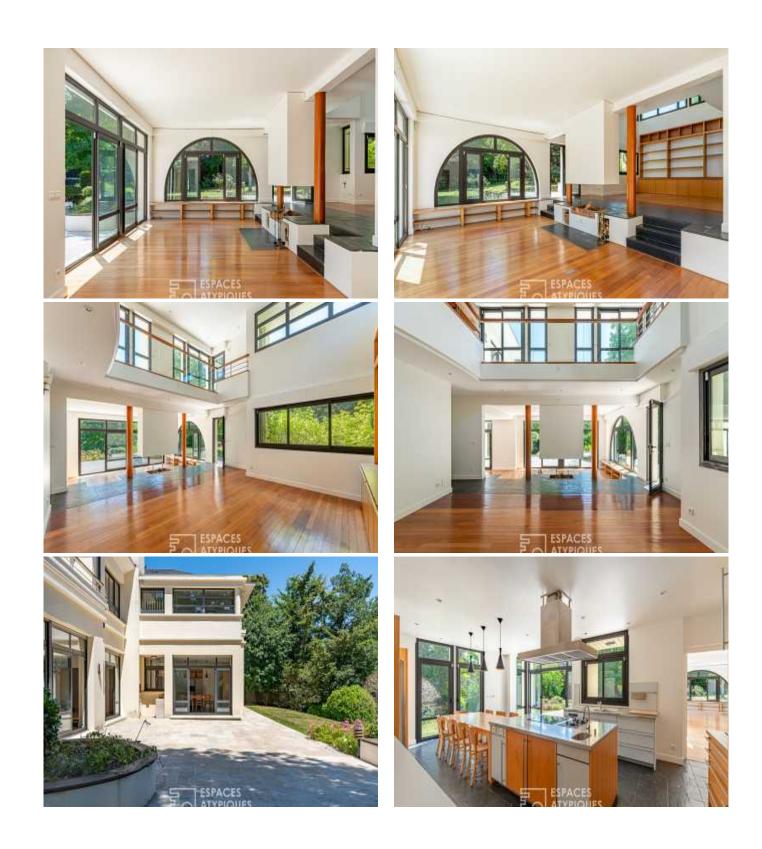
Summary		<b>Key Information</b>	
Property type:	House	Year Built:	1996
Bedrooms:	6	Internal Area:	400 sqm
Bathrooms	3	Land Area:	0.25 ha
Price	€3,850,000	Property Features:	
		• Balcony: 1	
		Has a Garden	Yes

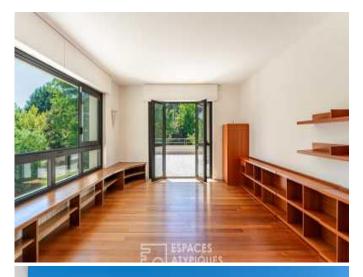
# **Location: Paris Ile-de-France**



# 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 calling off period has expired. It takes an average of three months to buy a property in France.

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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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