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Top floor of a 1930s villa overlooking the Parc de Saint-Cloud

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



€595,000

inc. of agency fees

3 Beds **1 Baths** **79.56 sqm**

Nestled atop an elegant 1930s villa, this real estate gem boasts 79.56 m² (Carrez law) and 131.82 m² (floor space), offering a unique living environment,...

At a Glance

Reference MFH-PARIS11929

Bed 3

Near to Saint Cloud

Bath 1

Pool No

Price €595,000

Hab.Space 79.56 sqm

Land Tax N/A

Property Description

Nestled atop an elegant 1930s villa, this real estate gem boasts 79.56 m² (Carrez law) and 131.82 m² (floor space), offering a unique living environment, sheltered from view, bathed in light, and opening onto the most beautiful panoramas of Saint-Cloud: La Défense, the Parc de Saint-Cloud, the bell tower of the old town... A true postcard for everyday living.

Ready to move in, the apartment instantly captivates with its unique ambiance. The old-world charm?hardwood floors, moldings, and a fireplace (not working)?blends harmoniously with the understated and warm decor. The attic spaces, exposed beams, multiple openings, and unobstructed views create a refined and inspiring haven.

The apartment is entered via a charming private staircase leading to the top floor. Upon entering, you'll discover a spacious eat-in kitchen bathed in natural light, with exposed beams, built-in storage, and the charm of a hilltop country house. The living room offers 23 m² of comfort and a striking view of the park, in a calm and bright atmosphere.

On the sleeping area, three bedrooms with varying orientations complete the ensemble. A first bedroom offers an unobstructed view of the Saint-Cloud bell tower and La Défense in the background; a second bedroom overlooks the greenery of the park. A third room can be used as an office or extra sleeping space, with a dressing area or storage space.

A bathroom with a skylight and toilet completes the comfort. In the basement, a large cellar completes this property.

The secret of the place: a shared garden, sheltered from view, quiet and green, extends the pleasure of sunny days into everyday life.

Rare for sale, this property is ideal for an atypical first-time buyer or for those eschewing conventional standards. It will appeal to lovers of authenticity, light, and breathtaking views. Located a 6-minute walk from Saint-Cloud train station and the future metro station, it offers a peaceful, almost rural living environment, just a stone's throw from Paris. With no work required, this property is just waiting for you to fall in love with it.

ENERGY CLASS: F / CLIMATE CLASS: F. Estimated average annual energy expenditure for standard use, based on indexed energy prices for 2021, 2022, and 2023: between euros2,230

and euros3,070.

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Condominiums of 11 units (No proceedings in progress).

Annual expenses : 3200 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€595,000

Key Information

Internal Area:	79.56 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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