VENDÔME ESTATE

ARCHITECT-DESIGNED HOUSE WITH GARDEN - 15th

Convention

On request

House 230,0 m2 135,0 m2	Rooms: 5 Bedrooms: 4	Bathrooms: 3

PARIS 15 - Vaugirard - Sought-after and commercial area. RARE PROPERTY. This charming old house has been reconstructed by an architect and features a large garden and an artist's studio, offering a true countryside feel in Paris. Vendome Estate invites you to discover this rare and magnificent home, peaceful and spanning 230 m² of living space, with a beautiful private garden of 135 m², fully landscaped and planted. Built in the early 20th century, the house has undergone a tasteful reconstruction and renovation by an architect, showcasing Parisian charm with a chic bohemian touch. Elevated over 3 levels (R+2), this residence boasts a perfect layout and comprises:

- Ground floor: An entrance hall with a guest cloakroom, a spacious living room with a real fireplace, a dining area, and a fully equipped open kitchen, all opening onto a splendid tree-filled garden. This guarantees an escape into absolute calm despite the central location in the heart of Paris.

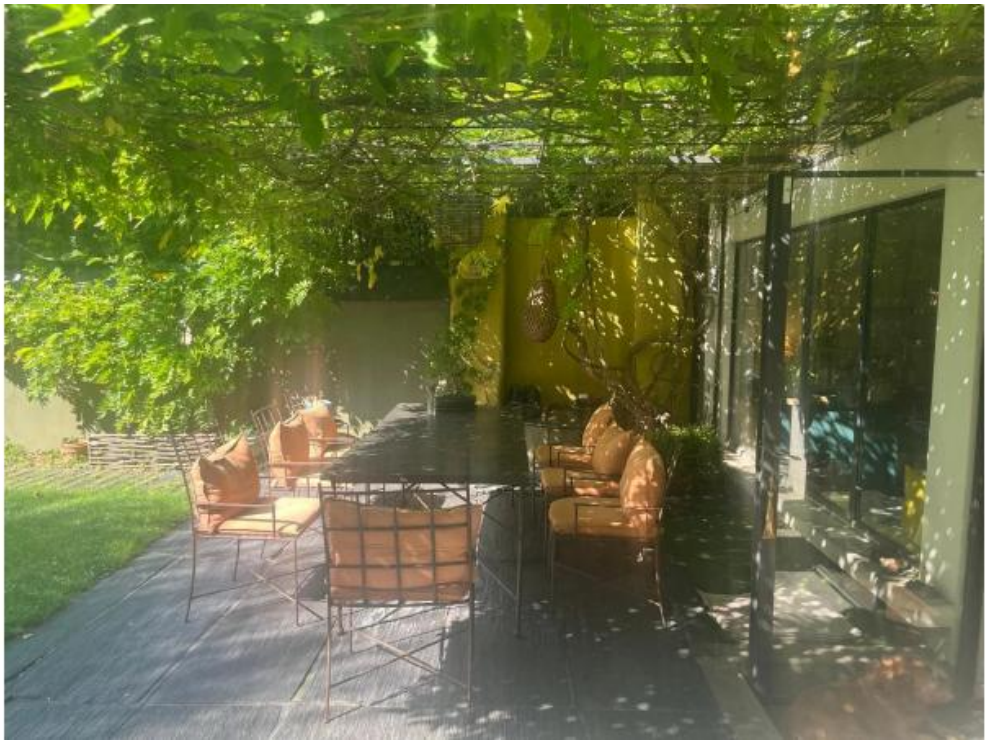
- First floor: A master suite featuring a large bedroom that leads to a sunny terrace (33 m²), along with a dressing room and a stunning bathroom with a toilet.

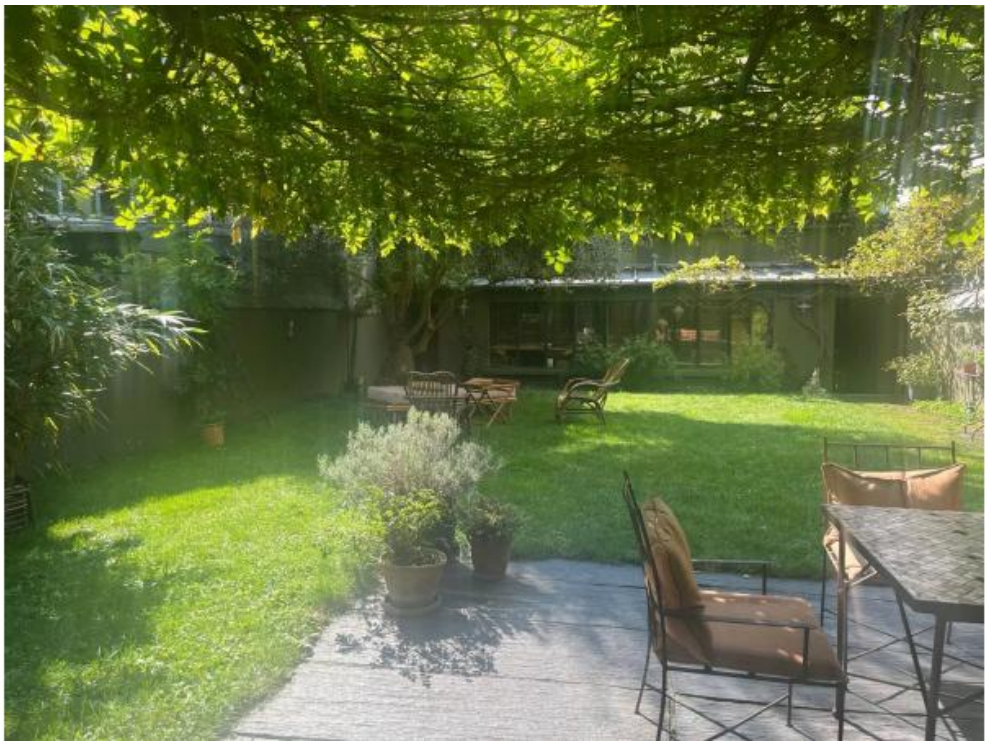
- Second floor: A children's area with 2 lovely bedrooms (with the possibility of a third), plus a bathroom and toilet.

- Basement: Entirely stone-clad, this space includes an old wine cellar with an organized workshop area.

At the back of the garden, there is a guest house (currently an artist's studio) of approximately 30 m², consisting of a living area and a bathroom with a toilet.

Information regarding the risks associated with this property can be found on the Géorisques website: www.georisques.gouv.fr.





Details

- Entry
- Living - dining room
- Open kitchen
- 4 bedrooms
- 3 bathrooms
- 4 WC
- Basement
- Garden 135?2
- Terrace 33m2

Additionally

- Refurbished with taste
- Wooden floor and fireplace
- Big garden and terrace
- Rare on the market

Legal information

- DPE : 178 kWhEP/m².an (D
- GES : 38 kg CO2/m².an (D)
- Agency fees 3% TTC payable by the buyer
- Georisques : https://www.georisques.gouv.fr

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