VENDÔME ESTATE

# PRIVATE MENSION - 5 BEDROOMS - GARDEN - 92200

Neuilly sur Seine Secteur St Dominique

On request

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|---|---|---|
| House | Rooms: 8 | Bathrooms: 3 |
| 300,0 m2 170,0 m2 | Bedrooms: 5 | |

this stunning 300 m² house has been meticulously renovated, blending timeless charm with modern comfort. It opens on one side to a landscaped garden of 162 m², and on the other to a spacious patio, creating a unique and light-filled living environment.

Spread across four levels, the house is organized as follows:

Ground Floor:
A bright and welcoming entrance leads to a spacious, through-living room offering pleasant views of the garden and patio. The large, fully equipped eat-in kitchen has direct access to the exterior, perfect for family meals or entertaining guests.

First Floor:
The master suite is a true sanctuary, featuring an elegant bedroom with a private, landscaped terrace, a modern

bathroom with both a bathtub and a shower, as well as a large, custom-made walk-in closet.

Second Floor:
Three generous and bright bedrooms share a bathroom with both a bathtub and a shower.

Basement:
This versatile space includes a playroom, a fully air-conditioned gym, a laundry room, a wine cellar, and ample storage space.

Air conditioning is installed in all the bedrooms for optimal comfort.

Two parking spaces in a neighboring building are included.

The house has been renovated by a renowned architect and interior designer, highlighting quality materials while preserving the soul of the property.

Ideally located near the best schools (Saint-Dominique, Lycée Pasteur, Marymount), shops, and the Metro Line 1, this Master’s house offers a rare and confidential address, providing an exceptional and highly sought-after living experience.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

## Details

Ground floor :

- Entry hall
- Living room
- Big dining kitchen
- Patio
- Garden

1st floor :

## Additionally

- The house has been renovated by a renowned architect and interior designer, highlighting quality materials
- Ideally located near the best schools (Saint-

## Legal information

- Énergie - Consommation **203.4 kWhEP/m².an (D)**
- Énergie - Consommation finale**195.1 kWhEF/m².an (D)**
- Énergie - Estimation of gaz emission **43.2 kg CO2/m².an (D)**
- Land taxe 7 922 Euros/year
- Agency fees 3% VAT

- Master suite : bedroom, study space, terrace, bathroom, walking dressing
- Another bedroom.

2d floor :

- 3 bedrooms
- Bathroom
- WC
- Shower room

Underground floor :

- Play room
- Fitness room
- Laundry
- Storidge

- 2 parking places in the infront building are included in the price

Dominique, Lycée Pasteur, Marymount), shops, and the Metro Line 1

payable by the buyer

- Prix net 5 000 000 Euros

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