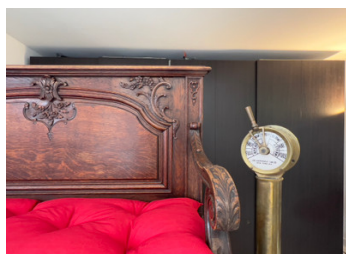
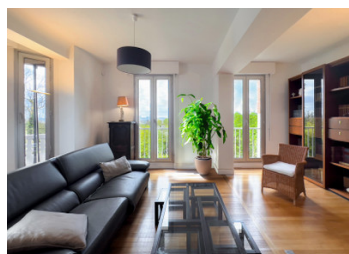


Sannois (95) - Character house facing south, 6 rooms, 170 m<sup>2</sup>, landscaped garden, exceptional view over Paris



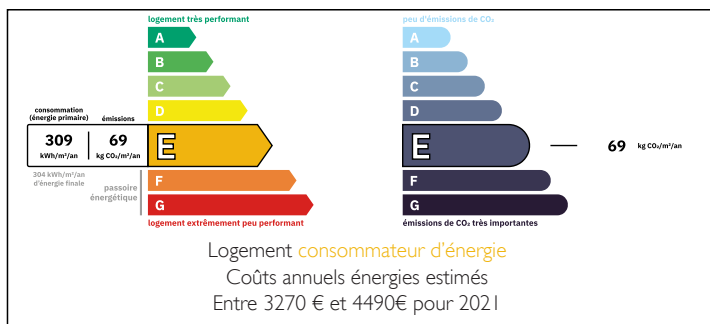
## INFORMATION

Town:	Sannois
Department:	Val-d'Oise
Bed:	4
Bath:	3
Floor:	170 m <sup>2</sup>
Plot Size:	843 m <sup>2</sup>

## IN BRIEF

On the hillsides of Sannois, in the sought-after south-facing Moulin district overlooking Paris, this 170 m<sup>2</sup> house built in 1930 offers breathtaking views of the Eiffel Tower, La Défense and Mont Valérien. The property has 843 m<sup>2</sup> of landscaped gardens. On the ground floor, there is a bright and spacious 70 m<sup>2</sup> living area with fireplace, and a large kitchen with direct access to the terrace. On the first floor, a first bedroom, then a second with a balcony enjoying extraordinary views, 1 bathroom and separate wc. On the second floor, 1 bedroom with shower room and wc. On the garden level, a bedroom with shower room and wc. The basement includes a 2-car garage, workshop, wine cellar, utility room and boiler room. Possibility of parking 4 cars in the garden driveway. Outbuilding to be converted, ideal for professional use.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

Situated in a peaceful neighbourhood, this unique home offers an exceptional living environment.

Nestling in a green setting, it's a haven of tranquillity. Isolated from the noise of the street, you'll live to the rhythm of the garden and the birds.

The bright, spacious ground floor is the ideal living space for entertaining family and friends. The fireplace adds a warm touch, with the warm air diffusing throughout every room in the house. Enlarged by an architect, he has designed an extension where every element has been meticulously thought through, with the last rays of sunlight illuminating the kitchen. This room offers direct access to the terrace, ideal for al fresco dining. From the bay windows, you can admire Paris, the majestic Eiffel Tower, the La Défense district and Mont Valérien. Every day, you'll be treated to a living tableau.

Sunlight floods into every room throughout the day, creating a particularly welcoming atmosphere.

On the garden level, a first bedroom with shower room and toilet. On the first floor, two spacious bedrooms, a bathroom and a toilet. The bedroom on the top floor has the best view in the house. Imagine yourself facing this breathtaking panorama every morning.

The garage has space for two cars. The workshop, wine cellar and utility room provide practical space. The garden path provides parking for around 3 cars.

If you work from home, the property benefits from an outbuilding that's perfect for setting up an office or consulting room.

This family...

## LOCAL TAXES

**Taxe foncière:** 2115 EUR

**Taxe habitation:** EUR

## NOTES