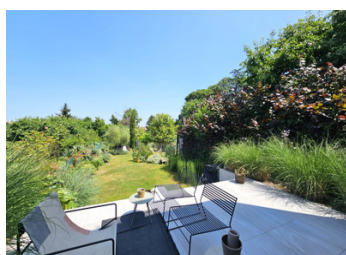
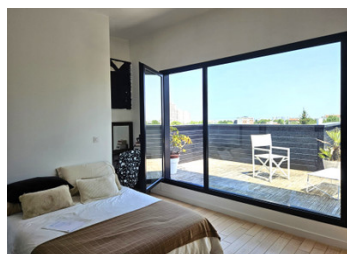


Exceptional architect-designed house, roof terrace, panoramic view of Paris, quiet, not overlooked. Clamart.



INFORMATION

Town:	Clamart
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	146 m ²
Plot Size:	380 m ²



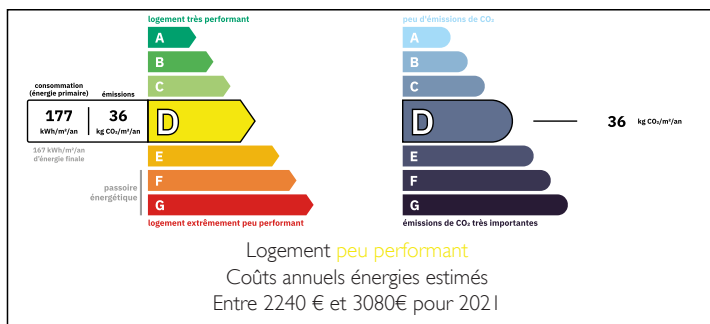
IN BRIEF

Built in 2012 on a plot of 380m² in a very privileged and rare location overlooking parkland and remote houses. This three-storey detached family home, cleverly designed to be easy to maintain, is spacious, bright and in perfect condition.

The vast living room with a cathedral-ceiling opens onto a large terrace and a landscaped garden that requires little watering, the lawn slopes down to a park (non-buildable land) whose microclimate is 4°C cooler than the centre of Paris during heatwaves, thanks to its trees.

Elegant and contemporary, it has a WC on each level, 3 to 4 bedrooms, including an exceptional master suite, with 2 rare roof terraces (23 + 15 m²) offering sublime views over Paris, the Sacré-Coeur, the Eiffel Tower and La Défense.

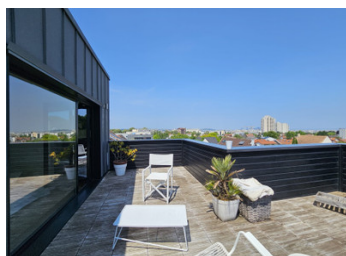
ENERGY - DPE



Located in a quiet side street between the Percy

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Welcoming, warm, harmonious and comfortable, the house is practical, with plenty of space for parking in front of the garage, which is also accessible from the hall.

The garden level and first floor form a central core with a recessed zinc roof that frees up the two terraces to the north and south. The structure of the house is made of wood with insulated panels to minimise thermal bridges. The side elevations are clad in light red cedar, while the street and garden elevations are clad in dark-tinted larch. The cladding consists of horizontal wooden joists, nailed into the joints.

WELL DESIGNED WITH PREMIUM QUALITY MATERIALS

Natural red cedar cladding needs no finishing to be incomparable, with its variations in colour within the same board ranging from pinkish beige to dark red, this wood has very few knots and fine graining. Western red cedar cladding is the preferred choice for those who want to build naturally and sustainably, using a wood whose beauty, weather resistance and natural rot-proof qualities are universally recognised. It is reserved for exceptional projects, and red cedar is undoubtedly the wood of choice for the finest eco-responsible architectural creations.

ACCESS TO THE PROPERTY

From the street, there is a gate for pedestrians and a sliding gate for vehicles. There is a parking space in front of the garage, which can also be accessed via the hall, and a rubbish bin is discreetly positioned in the leafy...