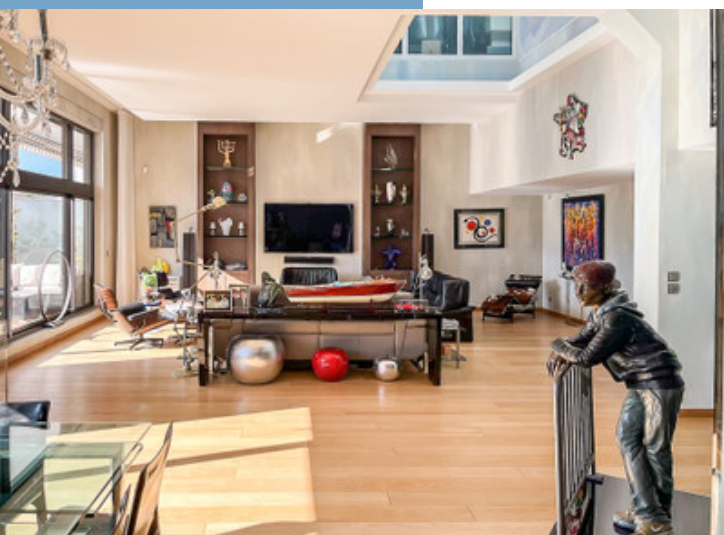
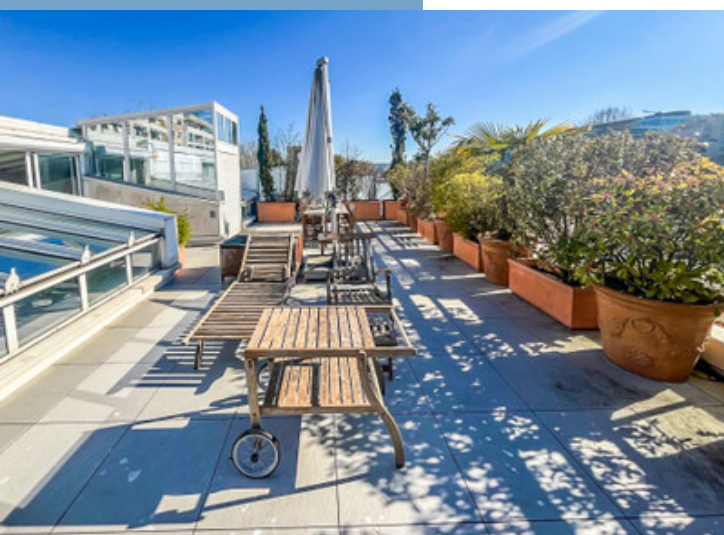




92 LEVALLOIS / EXCEPTIONAL HOUSE ON THE
BANKS OF THE SEINE, 8 ROOMS, TERRACE,
GARDEN AND BALCONIES, 4 ENCLOSED

92 LEVALLOIS /
EXCEPTIONAL HOUSE ON
THE BANKS OF THE SEINE,
8 ROOMS, TERRACE,
GARDEN AND
BALCONIES, ...



PROPERTY FACT FILE

REFERENCE	A35526MRH92
PRICE	€ 5,940,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	6
ACCOMMODATION	399 m ²
LAND	167 m ²
TOWN	Levallois-Perret
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	

- quiet and secure area
- view on the river Seine
- grat Terrace , garden and balcony
- 2 double car parks closed
- Sauna

92 LEVALLOIS /
EXCEPTIONAL HOUSE ON
THE BANKS OF THE SEINE,
8 ROOMS, TERRACE,
GARDEN AND
BALCONIES, ...

Ref : A35526MRH92

92 Levallois/Neuilly On the border between the two towns, a haven of peace and comfort well designed for a family with plenty of outdoor space and a magnificent terrace. A property with 8 large rooms, sauna, gym and indoor lift. The light is remarkable, thanks to the zenithal light in the centre of the house and very large picture

DESCRIPTIF

92 Haut de Seine / Levallois Perret /Neuilly sur Seine A rare house of this size, modern and benefiting from all amenities such as an interior lift, a sauna cabin, a large terrace, balconies and a garden.

A large living area comprising a 50 m2 lounge opening onto a large balcony overlooking a branch of the Seine, lit by large sliding glass windows. Directly connected is a modern, fully-equipped 25 m2 kitchen with a central island opening onto the private garden. A guest toilet with concealed storage and a laundry room complete the ground floor of this house, from which the upper floors are accessed by a wide glass staircase or an interior glass lift. On the first floor are two bedrooms with a bathroom and a shower room. On the second floor is the master suite, comprising a large bedroom with views over the Seine, two dressing rooms and two bathrooms, a small sitting room and a bedroom. On the third floor you will find a room with skylight under a large glass roof, a bedroom, a bathroom and a toilet. Half a floor up is the magnificent terrace, also accessible by lift.

The tour doesn't stop there: the basement of this house is just as comfortable, equipped with a sauna, gym and relaxation room.

A corridor gives direct access to the secure parking lot, where two double parking spaces with automatic iron curtains are located directly opposite, and to a large cellar.

This house was built in 1990 and renovated by the current owner to bring it all modern comforts, its energy diagn



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35526MRH92>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

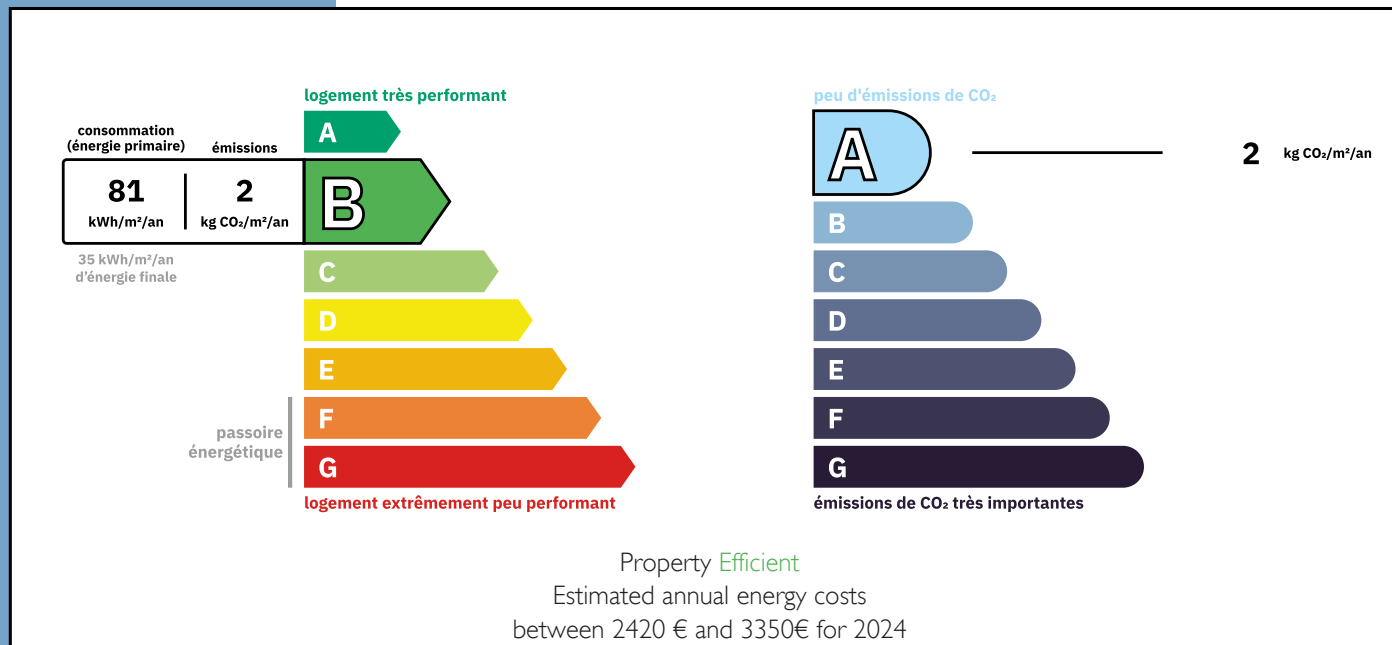
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

92 LEVALLOIS / EXCEPTIONAL
HOUSE ON THE BANKS OF
THE SEINE, 8 ROOMS,
TERRACE, GARDEN AND
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Ref : A35526MRH92

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A35526MRH92
FILE COMPLETE
AND PHOTOS
ON REQUEST

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