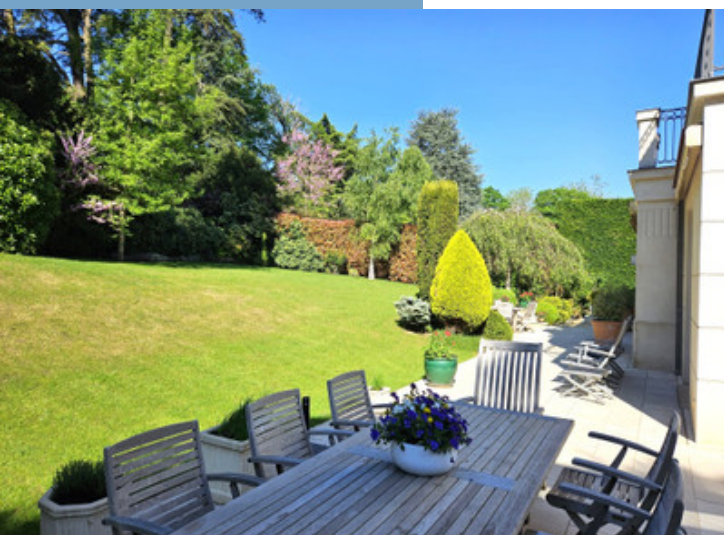




MAGNIFICENT PRESTIGIOUS HOUSE, ROOFTOP
TERRACE, LANDSCAPED GARDEN & 6-CAR
GARAGE, QUIET, NEAR PARIS

MAGNIFICENT
PRESTIGIOUS HOUSE,
ROOFTOP TERRACE,
LANDSCAPED GARDEN &
6-CAR GARAGE, QUIET,
NEAR PARIS...



PROPERTY FACT FILE	
REFERENCE	A36677GBR92
PRICE	€ 3,960,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	520 m ²
LAND	1275 m ²
TOWN	Ville-d'Avray
DEPARTMENT	
LOCATION	Town property
TYPE	Villa
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Over 520 m² of living space across four levels
- Private, landscaped plot of 1,300 m²
- Six-car garage, home cinema, wine cellar, and gym
- Ready for future elevator installation,
- Prestigious, secure location in Ville-d'Avray

MAGNIFICENT
PRESTIGIOUS HOUSE,
ROOFTOP TERRACE,
LANDSCAPED GARDEN &
6-CAR GARAGE, QUIET,
NEAR PARIS...

Ref : A36677GBR92

Located in the highly sought-after enclave of Ville-d'Avray, this elegant 520 m² family residence offers privacy, prestige, and refined living just minutes from Paris. Built in 2003 with high-end materials, it features vast open-plan receptions, a fully equipped dine-in kitchen, 5–6 bedrooms including a luxurious master suite, and expansive outdoor

DESCRIPTIF

Elegant Family Estate near Paris — Tranquility, Space, and Refined Living in Ville-d'Avray

For Discerning Buyers Seeking a Peaceful Retreat Within Easy Reach of the Capital

Set in the highly sought-after commune of Ville-d'Avray, just 10 km west of central Paris, this exceptional detached residence offers over 500 square meters (5,400+ sq ft) of luxurious living space, beautifully situated within 1,300 square meters (14,000 sq ft) of landscaped, walled gardens. Tucked away in a private, secure cul-de-sac, the property provides an oasis of calm and privacy — a rare offering this close to the capital.

This exclusive home was constructed in 2003 to the highest standards, blending classical French architectural elegance with modern comfort and thoughtful functionality. Every detail — from natural stone flooring and bespoke joinery to expansive windows and garden views — has been designed to enhance well-being and everyday living.

A Home Designed for Comfort, Family Life, and Entertaining

As you step through the grand entrance, you are welcomed by an impressive reception gallery and soaring ceilings that set the tone for the rest of the home. The main living area, spanning more than 100 m², features a formal sitting room with a stone fireplace, a second lounge currently used as a billiard room (with plumbing installed for future adaptation), and a formal dining room illuminated by a characterful bow window. All principal rooms flow seamlessly onto the sun-drenched s



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36677GBR92>

COMPLETE FILE AND PHOTO ON REQUEST

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

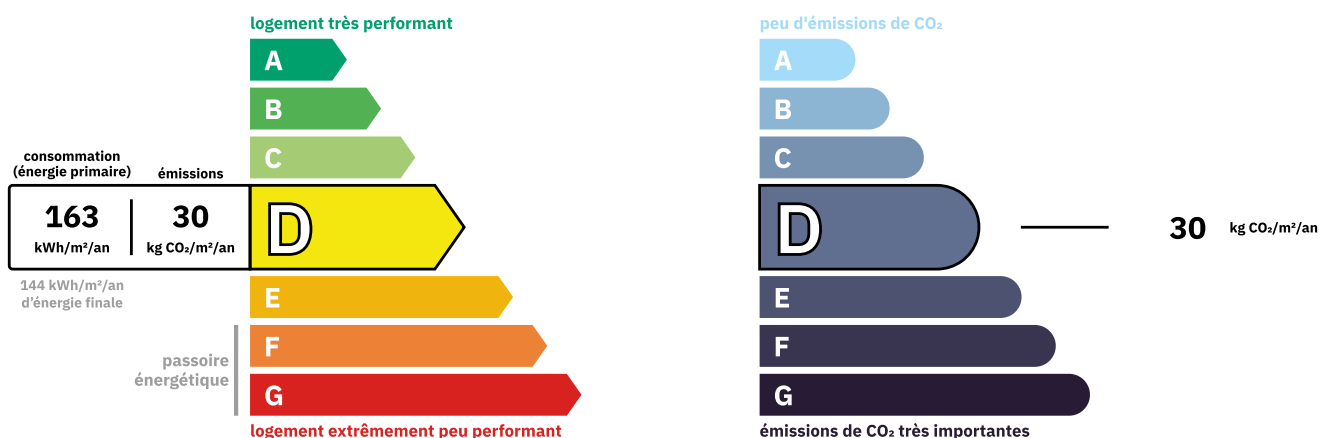
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MAGNIFICENT PRESTIGIOUS HOUSE, ROOFTOP TERRACE, LANDSCAPED GARDEN & 6-CAR GARAGE, QUIET, NEAR PARIS...

Ref : A36677GBR92

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 3750 € and 5120€ for 2021

NOTICE

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

1: 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 : A36677GBR92
FILE COMPLETE
AND PHOTOS
ON REQUEST

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