



CHARMING 5 BEDROOM VILLA AT
MONTMORENCY (95160) WITH FANTASTIC
VIEWS ACROSS PARIS

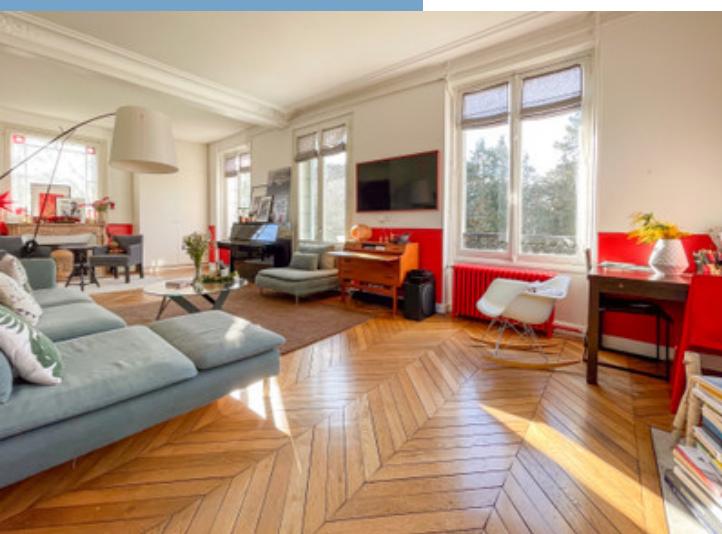
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PROPERTY FACT FILE

REFERENCE	A37952EHO95
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	204.7 m ²
LAND	1172 m ²
TOWN	Montmorency
DEPARTMENT	
LOCATION	
TYPE	Maison, Villa, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, High speed internet

*Price based on current exchange rate which is subject to change



- Elevated position - great views - not overlooked
- Double living area of 38m² - 5 spacious bedrooms
- Period features - marble fireplaces and oak floors
- Close to shops, services and schools
- Proximity to Paris and CDG Airport

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Magnificent 204,6m² (235,95 total floor area) period villa with fantastic Paris views in heart of Montmorency.

Ground floor: spacious 38m² living room with triple exposure, dining room, kitchen, veranda with terrace access.

First floor: 3 bedrooms including 20m² bedroom, games room,

DESCRIPTION

In the heart of Montmorency, this magnificent period villa of 196 m² reveals all the refinement of late 19th-century bourgeois architecture. Built in 1890, this exceptional residence harmoniously combines historic heritage with contemporary comfort.

ARCHITECTURE & PERIOD CHARACTER The elegant façade displays the aesthetic codes of the era: traditional clay tiles, sculpted bow-window, wrought iron balconettes and characteristic blue shutters. The tall windows flood the spaces with natural light, while the "Montmorency" marble fireplaces with their surmounting windows create a unique atmosphere.

GENEROUS LIVING SPACES Ground Floor (66.03 m²):

- Entrance hall: 7.2 m²
- Spacious living room: 38.04 m² with triple exposure offering unobstructed views
- Dining room: 8.08 m²
- Veranda: 2.53 m²
- Kitchen: 8.48 m²
- Guest WC: 1.39 m²
- Circulation space: 2.84 m²

The refinement unfolds through herringbone oak parquet flooring, floral moldings adorning the ceilings and period marble fireplaces. The veranda provides seamless indoor-outdoor living with direct terrace access.

HARMONIOUS SLEEPING QUARTERS First Floor (68.10 m²):

- Landing: 4.28 m²
- Bedroom 1: 12.14 m²
- Bedroom 2: 20.3 m²
- Bedroom 3: 16.06 m²
- Games room/playroom: 4.81 m²
- Bathroom: 5.83 m²
- WC: 1.61 m²
- Storage/circulation: 3.07 m²

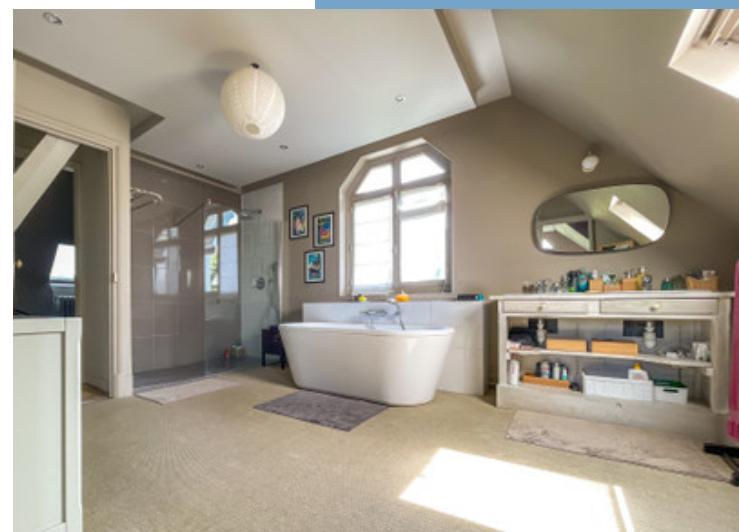
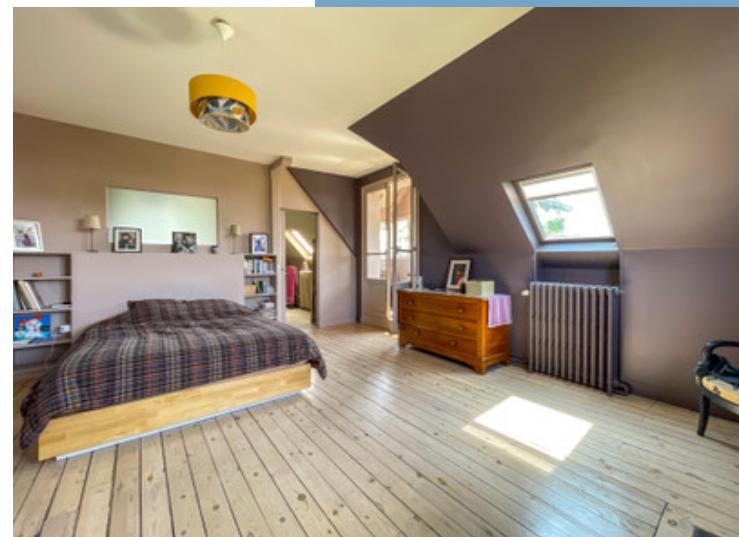
Second Floor (61.65 m²) - Master Suite Level:

- Master bedroom: 21.05 m² with beautiful proportions
- Luxury bathroom: 13.95 m² with ...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A37952EHO95>

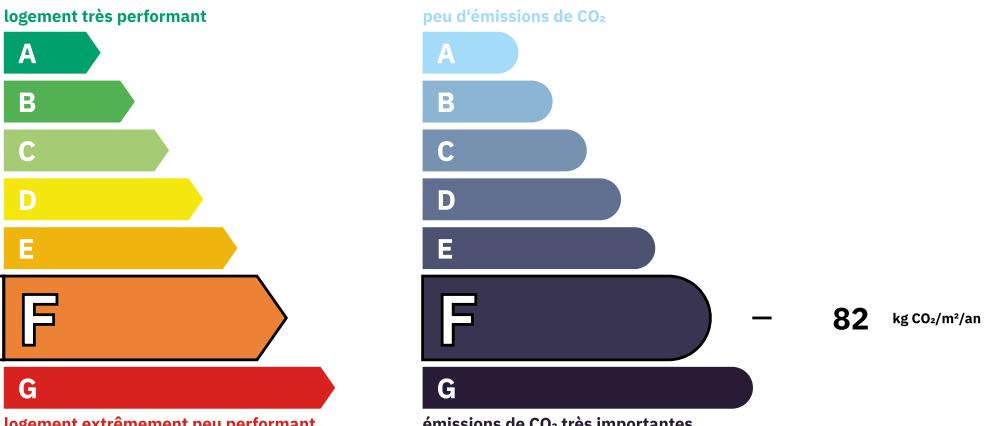
COMPLETE FILE AND PHOTO ON REQUEST



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ENERGIE-DPE



Property **Very energy consuming**
Estimated annual energy costs
between 6850 € and 9350€ for 2023

NOTICE

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CONTACT

Réf :A37952EHO95

FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr