



CHARMING 5 BEDROOM VILLA AT
MONTMORENCY (95 | 60) WITH FANTASTIC
VIEWS ACROSS PARIS

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



PROPERTY FACT FILE	
REFERENCE	A37952EHO95
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	205 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

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

Ref : A37952EHO95

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 summounting 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

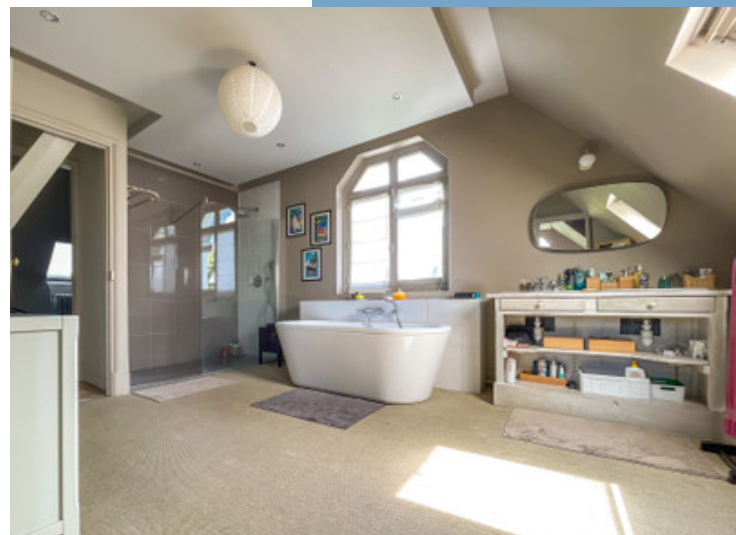
Second Floor (61.65 m²) - Master Suite Level:

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

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

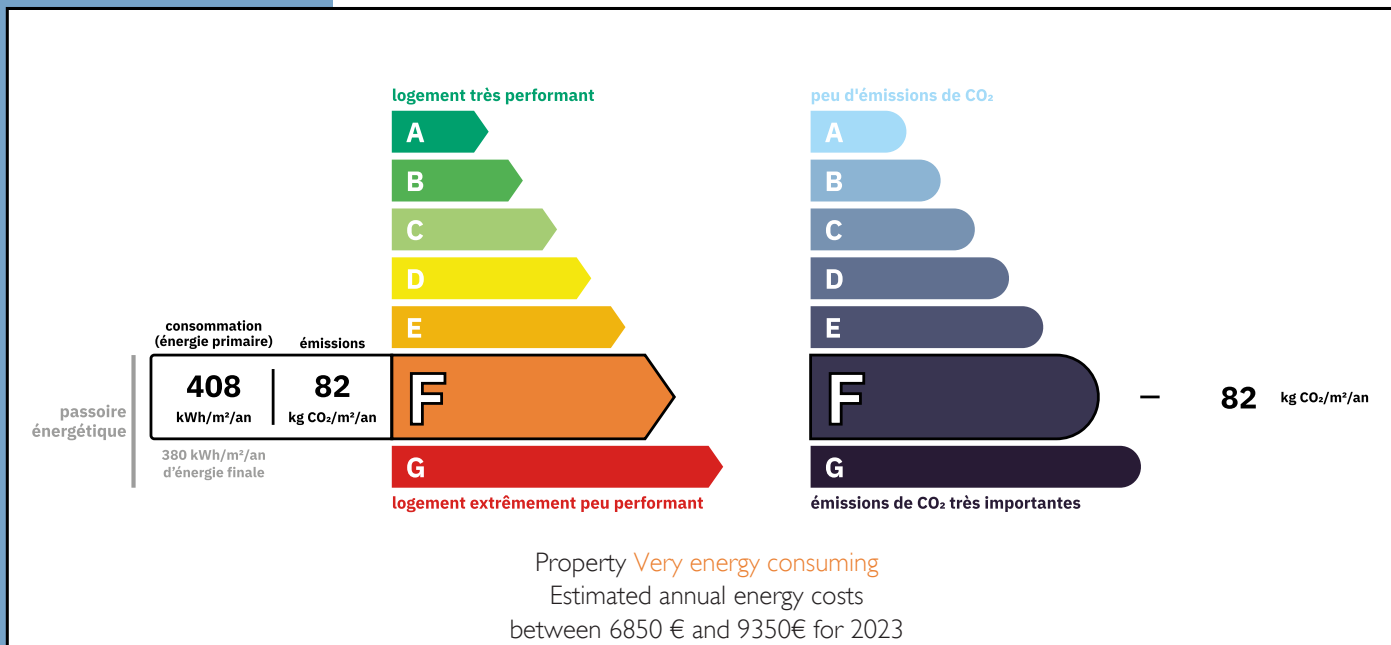
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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

Ref : A37952EHO95

ENERGIE-DPE



NOTICE

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

I: Quoted prices are subject to fluctuations in exchangerates. 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 :A37952EHO95
FILE COMPLETE
AND PHOTOS
ON REQUEST

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