



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* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	204.7 m <sup>2</sup>
LAND	1172 m <sup>2</sup>
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 38m<sup>2</sup> - 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 204,6m<sup>2</sup> (235,95 total floor area) period villa with fantastic Paris views in heart of Montmorency.

Ground floor: spacious 38m<sup>2</sup> living room with triple exposure, dining room, kitchen, veranda with terrace access.

First floor: 3 bedrooms including 20m<sup>2</sup> bedroom, games room,

## DESCRIPTION

In the heart of Montmorency, this magnificent period villa of 196 m<sup>2</sup> 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 m<sup>2</sup>):

- Entrance hall: 7.2 m<sup>2</sup>
- Spacious living room: 38.04 m<sup>2</sup> with triple exposure offering unobstructed views
- Dining room: 8.08 m<sup>2</sup>
- Veranda: 2.53 m<sup>2</sup>
- Kitchen: 8.48 m<sup>2</sup>
- Guest WC: 1.39 m<sup>2</sup>
- Circulation space: 2.84 m<sup>2</sup>

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 m<sup>2</sup>):

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

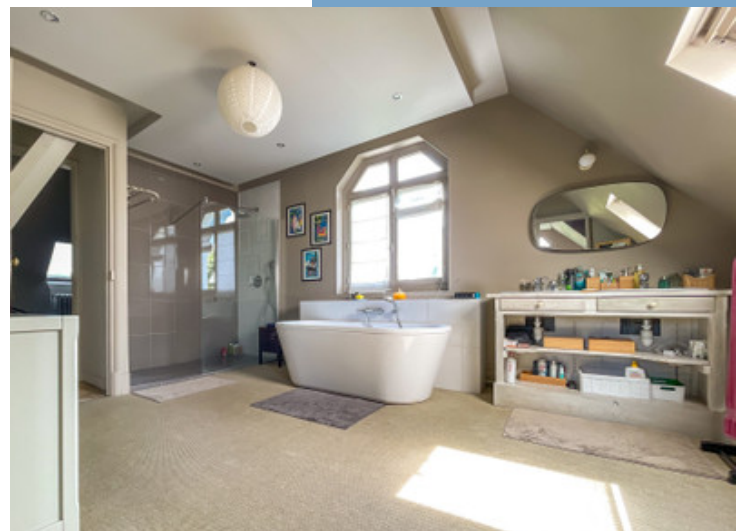
**Second Floor (61.65 m<sup>2</sup>) - Master Suite Level:**

- Master bedroom: 21.05 m<sup>2</sup> with beautiful proportions
- Luxury bathroom: 13.95 m<sup>2</sup> 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

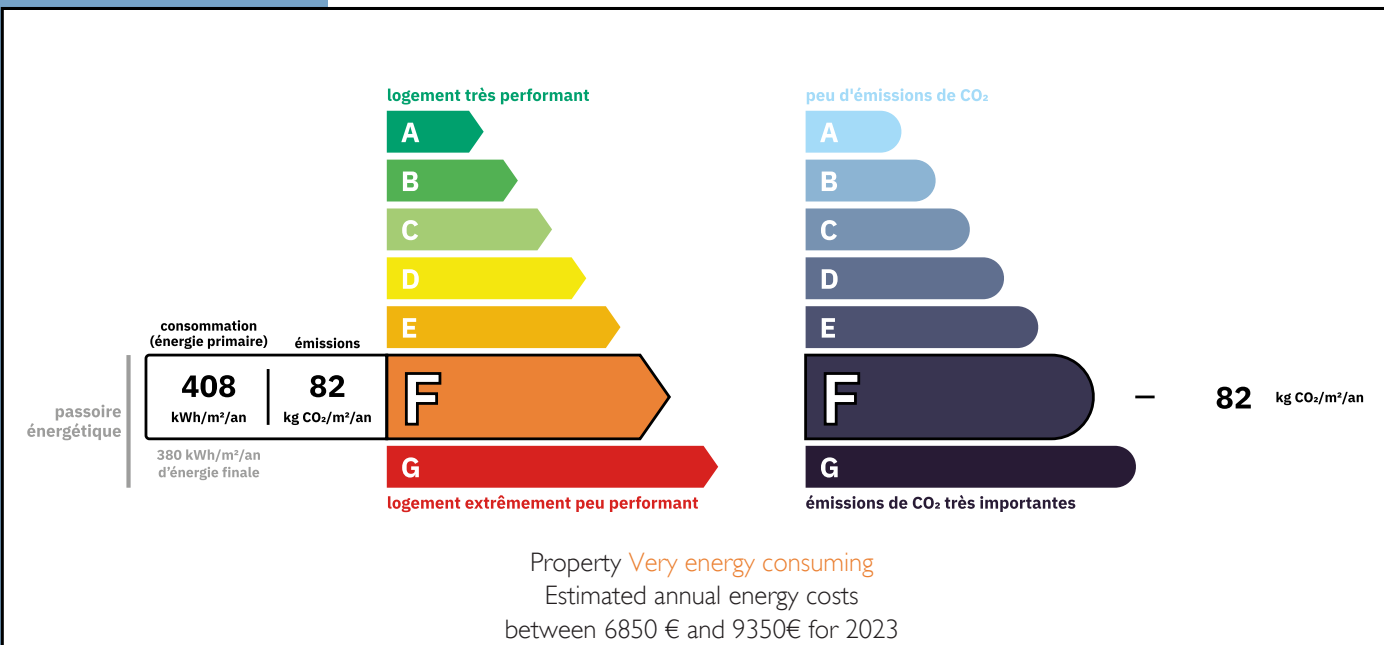
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A37952EHO95  
FILE COMPLETE  
AND PHOTOS  
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