

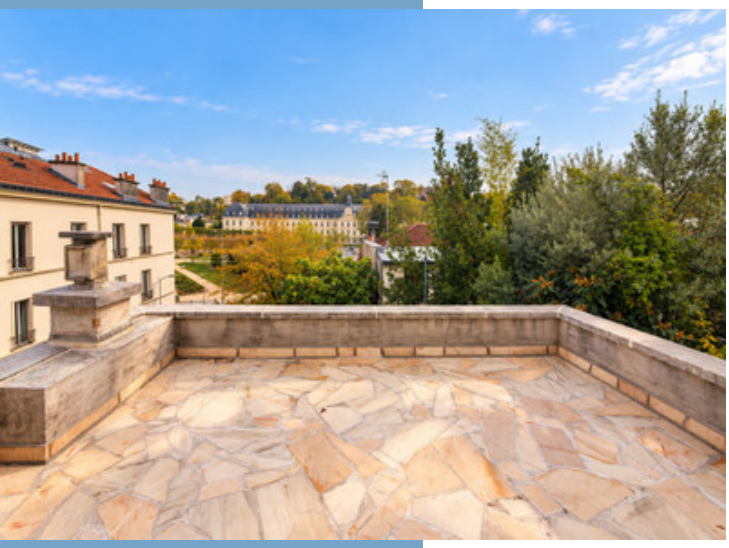
HOUSE WITH INDEPENDENT APARTMENT, GARDEN AND TERRACES, CLOSE TO SHOPS, SCHOOLS AND GREEN SPACES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A48271DAB92
PRICE	€ 1,350,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	169 m²
LAND	100 m²
TOWN	Sèvres
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Garden, Terrace

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





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- House with independent apartment
- Garden with terrace for outdoor dining
- South-facing upper-floor terrace
- Fully renovated in 2007–2008, including the roof
- Converted attic spaces with custom-built storage

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Whether enjoying a meal with friends and family in the garden, setting up a home office or welcoming loved ones into their own accommodation, this property offers several ways to organise everyday life in the Brancas neighbourhood of Sèvres.



DESCRIPTION

To explore the layout of the rooms and the different levels, please refer to the floor plans, virtual tour and property video.

NEIGHBOURHOOD HIGHLIGHTS

On the outskirts of Paris, the Brancas neighbourhood in Sèvres offers a peaceful residential setting, with houses, quiet streets and nearby green spaces. Its location in western Paris, within reach of international business centres such as La Défense, as well as bilingual and international schools in Sèvres and neighbouring towns, makes it particularly appealing to French and expatriate families. The Domaine National de Saint-Cloud, Meudon Forest and the banks of the Seine further enhance this setting, combining tranquillity, an international outlook and convenient access to everyday amenities.



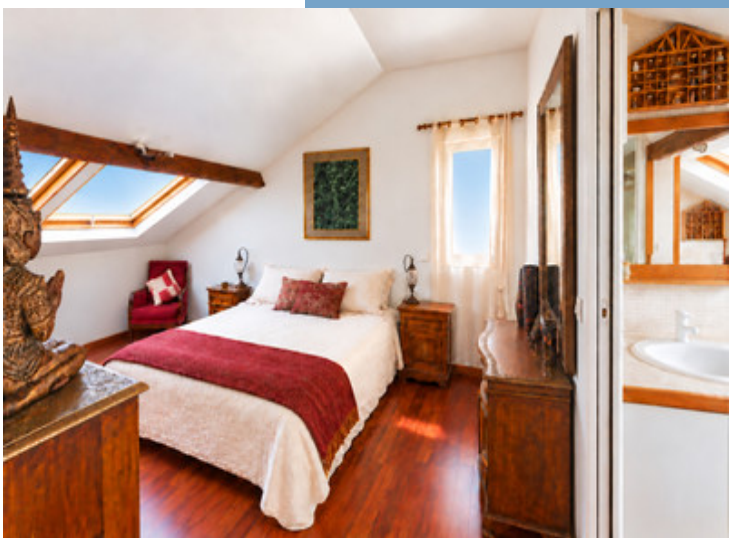
SURFACES AND LAYOUT

The two dwellings have a combined total area of approximately 169 m², including 19.84 m² of converted spaces beneath sloping ceilings. Skylights provide natural light and additional headroom.

MAIN HOUSE — APPROXIMATELY 112 m²

On the garden level:

- Open-plan living and dining room of 29.15 m²
- Equipped eat-in kitchen of 11.40 m², with a large window overlooking the garden terrace
- Bedroom or office of 11.56 m²
- Entrance hall of 4.80 m²
- Guest WC of 1.57 m²
- Laundry room of 3.62 m²



Upstairs:

- Two bedrooms of 15.85 m² and 14.67 m²
- Dressing room of 4.85 m²
- Shower room with double washbasin and WC

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48271DAB92

COMPLETE FILE AND PHOTO ON REQUEST

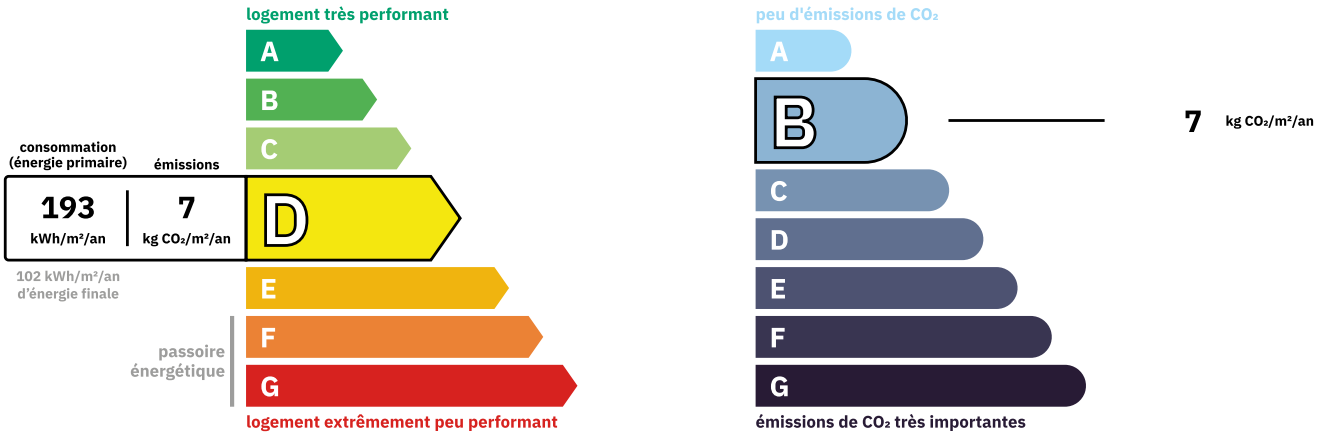
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2630 € and 3600€ for 2023

NOTICE

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

1: 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

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