

6-ROOM HOUSE - ENGHIEEN-LES-BAINS

1 395 000 €

Ref 85779271

Enghien-les-Bains - House / Villa 2120 sq ft

VANEAU
Luxury Real Estate



About this property

Just a stone's throw from Lake Enghien, this sumptuous contemporary home boasts 197 m² of living space, generous volumes, plenty of natural light and refined appointments. Nestled in the heart of a privileged environment, it benefits from a beautifully landscaped garden and a 20 m² terrace, offering a harmonious blend of nature and comfort, with full south-west exposure. As soon as you enter, a vast, light-filled living room opens onto the outdoors, inviting you to relax and enjoy. The independent, fully-equipped kitchen combines modernity and practicality. One of the centerpieces of the house, a sumptuous Saracen vaulted staircase in Doura stone and wrought iron, embodies all the character and elegance of the place. This exceptional structure leads to the upper floors. On the first floor, the landing leads to three bedrooms, a shower room with toilet and a dressing room. On the second floor, a superb master suite extends into a dedicated space, incorporating an adjoining study, dressing room and shower room with toilet. The 50 m² basement completes this exceptional property, offering a garage for up to four vehicles, as well as two cellars. Built in 2014 on a 425m² plot, the house benefits from an excellent energy performance diagnosis. Its heating and air-conditioning system, powered by a heat pump, guarantees optimum comfort in all seasons, and can be controlled directly from your smartphone. Secured by a motorized gate and remote surveillance system, it also features burglar-proof glazing. Ideally located close to the shops, restaurants and green spaces of Enghien-les-Bains, this house combines modernity, serenity and elegance. To find out more about this exceptional property, please contact us using the form in this advert. VANEAU - Luxury Real Estate INFORMATION LOI ALUR (FRENCH LAW) : Fees payable by the principal. Energie primaire DPE : C (136 kWh/m²/an) - GES : A (4 kgCO₂/m²/an). Montant estimé des dépenses

Vaneau 9ème

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VANEAU 9th

58 , rue de châteaudun 75009
Paris

Price : 1 395 000 €

Surface : 2120 sq ft

Rooms : 6

Bedrooms : 4

Floors : 2

Bathrooms : 0

Shower rooms : 2

Garden : Yes

Cellar : Yes

Intercom : Yes

Alarm : Yes

annuelles d'énergie pour un usage standard : entre 1390 euros et 1940 euros par an (prix moyens des énergies indexés au 1er janvier 2023 à abonnement compris). Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

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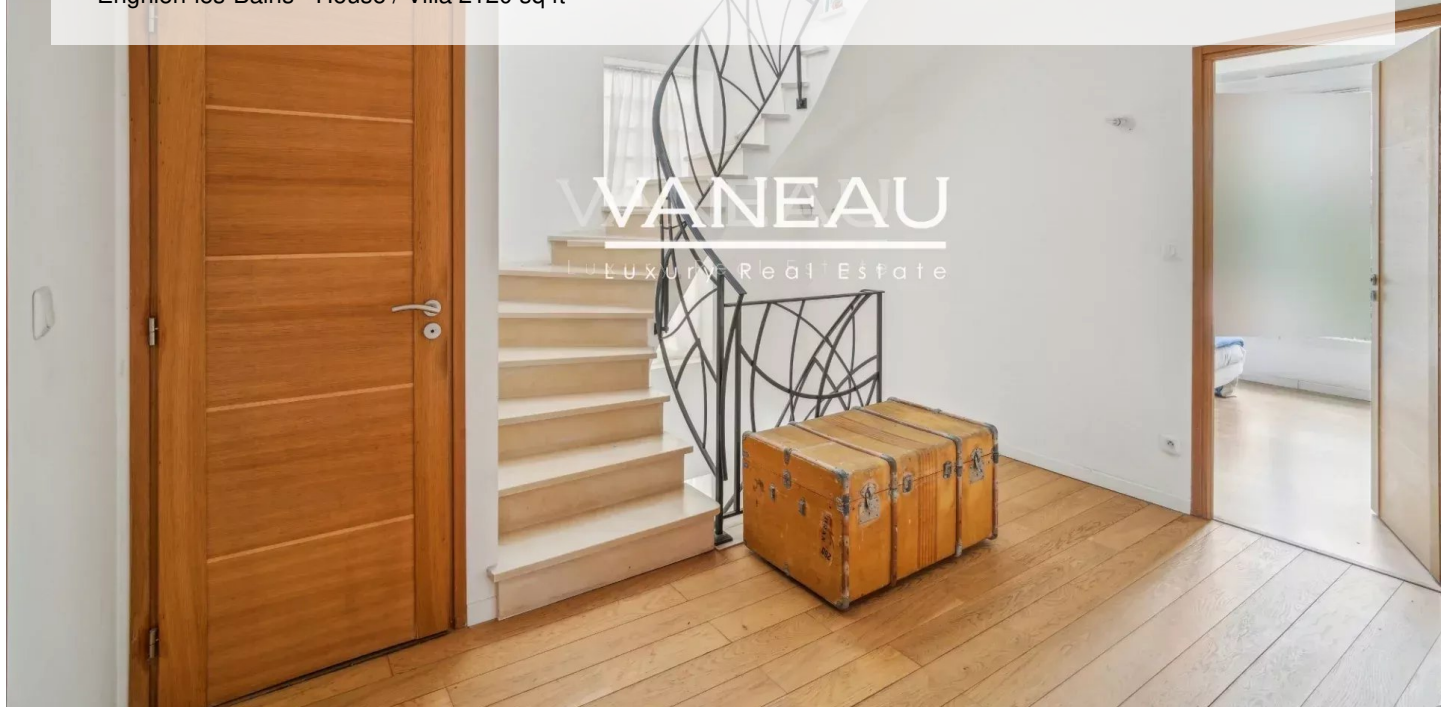
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