

PARIS 10TH - OPPOSITE MONTSOURIS PARK, ICONIC 174 M² HOUSE WITH 3 TO 5 BEDROOMS AND 60M² OF OUTDOOR SPACE

1 950 000 €

Ref 86999682

Paris 14ème - Maison 1874 sq ft

VANEAU
Luxury Real Estate



About this property

In one of the most sought-after areas of the Parisian left bank, facing Montsouris Park, this family home offers a particularly privileged living environment, combining the charm of a town house with the quality of life of a green environment. Hidden from view and secure from the street, the property revolves around a pleasant patio of about 60 m² and has a private area of 174.12 m² Carrez for an extended surface of about 288.59 m² on the ground, spread over four levels. From the entrance, the ground floor features a spacious reception area consisting of a living and dining room of nearly 40 m², complemented by an office of about 11 m² opening onto the patio. An independent kitchen, extended by a veranda of over 18 m², and guest toilets complete this level. The first floor is dedicated to the sleeping area and offers three generously sized bedrooms, ranging from about 18 m² to over 20 m², along with a bathroom and a dressing room. One of the bedrooms has its own bathroom with toilet and air conditioning. The first basement, with a French window opening onto the patio, contains an additional bedroom as well as a large versatile space that can serve as a playroom, cinema room, gym, workshop, or office according to needs. Several storage spaces, a dressing room, and a technical room complete this level. The second basement includes a cellar and a water room. This house appeals with its family-friendly layout, numerous living and storage spaces, and the rarity of its location. Close to reputable schools, local shops, and transportation, it offers a highly sought-after living environment in the heart of the Parisian left bank. Family homes with such an address, facing Montsouris Park, are among the rarest properties on the Parisian market. ALUR Law: Mandate No. 22318 - Number of lots in the co-ownership: 9 - Annual co-ownership charges: 3336.55 euros - No ongoing procedures (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH). Agency fees charged to the

Charles-Henri CLARIS

✉ charles-henri.claris@vaneau.fr

P [+33144414141](tel:+33144414141)

VANEAU LUXEMBOURG 6th
13, rue Vavin 75006 Paris

Price : 1 950 000 €

Surface : 1874 sq ft

Rooms : 8

Bedrooms : 0

Bathrooms : 0

Shower rooms : 0

Digicode : Yes

Intercom : Yes

Alarm : Yes

seller. Marketing price including agency fees: 235,000 euros. DPE D / GES D -
Estimated annual energy costs: between 4400 € and 6030 € Information on the
risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr Details of our rates: <https://www.vaneau.fr/fr/honoraires-paris-neuilly>

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VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

30 ans d'expérience en vente
viagère



VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU C'EST AUSSI



VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie



VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf



GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris



COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés