



House Four-bedroom (5+1)

1400 m², Paris, Île-de-France

Ask for price



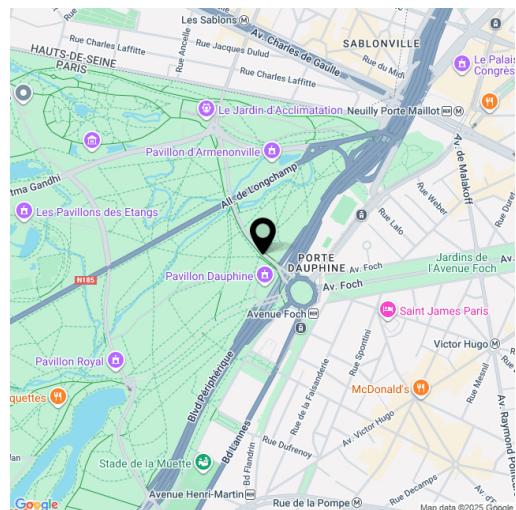


House Four-bedroom (5+1)

Ask for price

1 400 m², Paris, Île-de-France

Total area	1 400 m ²
Plot	2 200 m ²
Garden	1 700 m ²
Floor area	1 200 m ²
Terrace	200 m ²
Parking	Garage for four vehicles and additional parking for about ten vehicles.
Cellar	-
PENB	C
Reference number	111448



A majestic private residence, built at the beginning of the 20th century and surrounded by expansive terraces with a beautiful south-facing garden, is set on a 2,200 m² plot within the gated community of Villa Montmorency in Paris.

An impressive entrance hall with marble flooring and a monumental staircase with wrought-iron railings leads to a spacious living room with a fireplace and direct access to the terrace, as well as to two studies, a dining room, a fully equipped kitchen with a breakfast nook, and a separate guest toilet. On the upper floor, two apartments are accessible from the landing, with the **main apartment** occupying nearly 90 m² and featuring direct access to the terrace. The top floor houses a lounge and three additional apartments with balconies and terraces. All floors are connected by an **elevator**.

At garden level, extensive leisure facilities are provided, including a 6 x 10 meter swimming pool, a fitness area, a sauna, and a **Turkish bath**, complemented by changing rooms, a wine cellar, and technical rooms. The **home cinema** is cleverly designed to also serve as a **squash court**. In the annex (120 m²) there are four lockable garages and a separate three-room apartment intended for the caretaker. Up to 10 cars can be parked under the outdoor shelter.

The house is equipped with highly sophisticated technology, including **air conditioning**, a smart home system, CCTV and security systems, an intercom, fire detectors, an automatic irrigation system, and outdoor lighting.

The exceptionally secure Villa Montmorency enclave, with **strictly controlled access**, evokes the charm of the Normandy countryside and a tranquil retreat in western Paris. This exclusive micro-location, situated in the 16th arrondissement, is home to many prominent figures, including actors, business magnates, and politicians. Nearby **Avenue Mozart** offers extensive shopping and a range of services, while the landscaped **Bois de Boulogne** park and the Auteuil racecourse are also close by.

Floor area: 1,200 m²; terrace: 200 m²; garden: 1,700 m²; plot: 2,200 m².