svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Five-bedroom (6+kk)

275 m², Paris, Île-de-France

€ 2 950 000 | CZK 71 670 250

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275 m², Paris, Île-de-France

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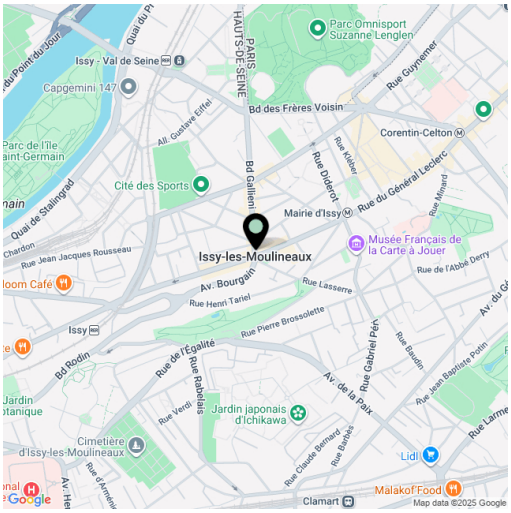
Total area	275 m²
Plot	300 m²
Floor area	235 m²
Terrace	40 m²
Parking	Two parking spaces in the basement.
Cellar	Yes
PENB	C
Reference number	111521



A very modern four-storey house stands elegantly above the Seine, with direct access to the river via a private pontoon. It is located in a peaceful, green oasis on the Île Saint-Germain, on the southwestern edge of Paris, connected to Boulogne by the Pont de Billancourt bridge.

This south-facing house, built in 2015, offers 235 m² of floor space spread over three above-ground floors and a basement. The ground floor includes an entrance hall with an almost **triple-height ceiling** (8.8 m) and a 70 m² living room connected to a dining area and a fully equipped kitchen. From here, **three terraces** and a pontoon are accessible. The upper floor consists of the **main suite** with a bathroom and walk-in closet, and a second bedroom with a shower. The top floor houses three additional bedrooms and a bathroom. Parking spaces and storage are located in the basement.

The interior is exceptionally bright thanks to **large-format double-glazed windows**, which can be shaded as needed with electric blinds or awnings. Features also include a **fireplace**, video intercom, and security alarm.

Île Saint-Germain was transformed in 1980 from a former military camp into a civilian area. The western part of the island was developed as a residential zone with a school, sports facilities, restaurants, and a shop, while the eastern part features a **public park** dominated by the monumental sculpture Tour aux Figures by Jean Dubuffet. The island is accessible via a bridge connecting the Parisian suburb of Boulogne-Billancourt with the Issy-les-Moulineaux district.

Floor area: 235 m²; terrace: 40 m².

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