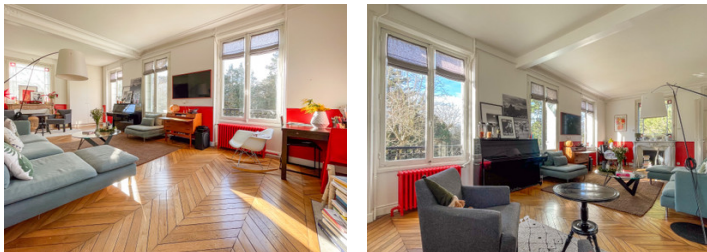


## Charming 5 bedroom Villa at Montmorency (95160) with fantastic views across Paris



## INFORMATION

Town:	Montmorency
Department:	Val-d'Oise
Bed:	5
Bath:	2
Floor:	205 m <sup>2</sup>
Plot Size:	1172 m <sup>2</sup>



## IN BRIEF

Magnificent 204,6m<sup>2</sup> (235,95 total floor area) period villa with fantastic Paris views in heart of Montmorency.

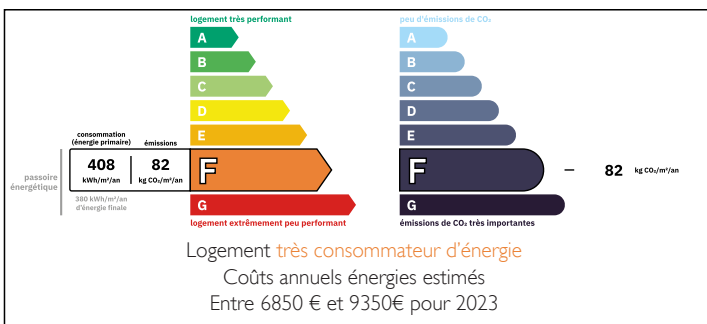
Ground floor: spacious 38m<sup>2</sup> living room with triple exposure, dining room, kitchen, veranda with terrace access.

First floor: 3 bedrooms including 20m<sup>2</sup> bedroom, games room, bathroom. Second floor: master suite with 21m<sup>2</sup> bedroom, luxury 14m<sup>2</sup> bathroom with Italian shower, dressing room, charming reading room with bow-window.

Authentic period features include "Montmorency" marble fireplaces, herringbone oak parquet, floral ceiling moldings. Complete functional basement with tiled laundry, wine cellar, workshop, boiler room. Landscaped garden with adorable period gazebo, sun terrace, covered shelter, private parking for multiple vehicles. Prime location: 5min walk to shops, 10min drive to station (Line H direct to Paris Gare du Nord), 3min walk to buses, immediate proximity



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

In the heart of Montmorency, this magnificent period villa of 196 m<sup>2</sup> reveals all the refinement of late 19th-century bourgeois architecture. Built in 1890, this exceptional residence harmoniously combines historic heritage with contemporary comfort.

**ARCHITECTURE & PERIOD CHARACTER** The elegant façade displays the aesthetic codes of the era: traditional clay tiles, sculpted bow-window, wrought iron balconettes and characteristic blue shutters. The tall windows flood the spaces with natural light, while the "Montmorency" marble fireplaces with their surmounting windows create a unique atmosphere.

**GENEROUS LIVING SPACES** Ground Floor (66.03 m<sup>2</sup>):

- Entrance hall: 7.2 m<sup>2</sup>
- Spacious living room: 38.04 m<sup>2</sup> with triple exposure offering unobstructed views
- Dining room: 8.08 m<sup>2</sup>
- Veranda: 2.53 m<sup>2</sup>
- Kitchen: 8.48 m<sup>2</sup>
- Guest WC: 1.39 m<sup>2</sup>
- Circulation space: 2.84 m<sup>2</sup>

The refinement unfolds through herringbone oak parquet flooring, floral moldings adorning the ceilings and period marble fireplaces. The veranda provides seamless indoor-outdoor living with direct terrace access.

**HARMONIOUS SLEEPING QUARTERS** First Floor (68.10 m<sup>2</sup>):

- Landing: 4.28 m<sup>2</sup>
- Bedroom 1: 12.14 m<sup>2</sup>
- Bedroom 2: 20.3 m<sup>2</sup>
- Bedroom 3: 16.06 m<sup>2</sup>
- Games room/playroom: 4.81 m<sup>2</sup>
- Bathroom: 5.83 m<sup>2</sup>
- WC: 1.61 m<sup>2</sup>
- Storage/circulation: 3.07 m<sup>2</sup>

Second Floor (61.65 m<sup>2</sup>) - Master Suite Level:

- Master bedroom: 21.05 m<sup>2</sup> with beautiful proportions
- Luxury bathroom: 13.95 m<sup>2</sup> with Italian shower and bathtub

## LOCAL TAXES

Taxe foncière: **3609 EUR**

## NOTES