LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48644DAB92 Price: 1 795 000 EUR

agency fees to be paid by the seller

In Sèvres, near Meudon: 231 m family home with 6 bedrooms, a south-facing terrace and a garage















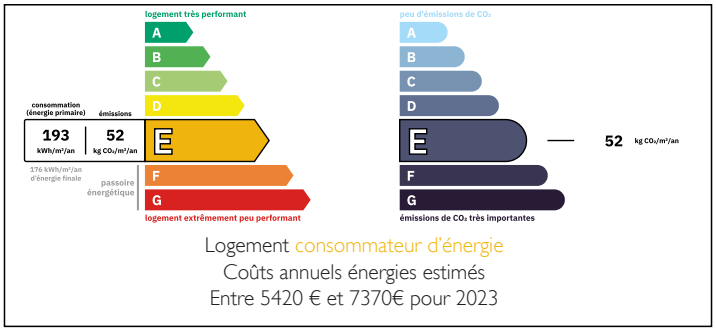
INFORMATION

Town:	Sèvres
Department:	Hauts-de-Seine
Bed:	6
Bath:	3
Floor:	231 m2
Plot Size:	1009 m2

IN BRIEF

On the border with Meudon, this private 231 m² family home in Sèvres opens onto a south-facing terrace and garden on an enclosed 1,009 m² plot. It's a quiet setting for outdoor meals and entertaining, with plenty of space to enjoy the garden just west of Paris. Inside, the living and dining rooms offer 52 m² of reception space. The 22 m² eat-in kitchen opens into a utility room with pantry storage. The layout suits family life, with a bedroom and shower room on the ground floor and four bedrooms upstairs, including the principal suite, as well as a playroom. Under the eaves, a study and a sixth bedroom provide space for working from home and hosting guests. The basement of around 76 m² includes a garage and two cellars, with extra room for storage. There's space for everyone to have a corner of their own and come together in the garden.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5420 € et 7370€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**3307 EUR**

NOTES

DESCRIPTION

See the floor plans, virtual tour and video for a closer look at the layout on each level.

THE NEIGHBOURHOOD

On the border with Meudon, this quiet, leafy part of Sèvres is characterised by residential streets lined with houses and gardens. It offers space for family life west of Paris, with the Domaine National de Saint-Cloud, Meudon Forest and the banks of the Seine nearby for walks and outdoor activities. Local transport links connect Sèvres with Paris and employment centres in the western suburbs, including La Défense. Bilingual and international schooling in Sèvres and neighbouring towns is another attraction for families moving to the area.

FLOOR AREAS AND LAYOUT

- Main floor area: 230.85 m².
- Additional floor area with a ceiling height below 1.80 m: 46.30 m².
- Total floor area excluding the basement: 277.15 m².
- Additional basement area, including the garage: 75.63 m².
- Enclosed plot: 1,009 m².

- Ground floor: 13.04 m² entrance hall, 28.90 m² living room and 23.40 m² dining room, giving a combined reception area of 52.30 m². This level also has a 22 m² eat-in kitchen and an adjoining 9.88 m² utility room with pantry storage, a 6.85 m² vestibule, a 13.45 m² bedroom, a 2.67 m² shower room and a 1.25 m² separate WC.

- First floor: 9.31 m² landing, principal suite with a 19.90 m² bedroom and a 5.35 m² shower room, and three further bedrooms of 11.08 m², 12.08 m² and 14.20 m². There is also a 5.86 m² bathroom, a 1.52 m² separate WC, a 1.96 m² inner hallway and a 9.97 m² playroom with a total floor area of 24.95 m²...