



## Maison de maitre proche du centre ville



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,024,870.99

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Île-de-France
Stadt:	Choisy-le-Roi
Postleitzahl:	94600
Veröffentlicht:	01.04.2026

### Beschreibung:

Ideally located, this exceptional property will charm you with both its elegance and its surroundings. Set back from the street, at the heart of a magnificent 936 m<sup>2</sup> tree-lined park, the residence reveals a discreetly refined symmetrical façade.

Offering nearly 200 m<sup>2</sup> of total floor area, including 185 m<sup>2</sup> of living space, complemented by a convertible attic and a full basement, the house combines architectural nobility with remarkable potential. Original floor tiles, parquet flooring, woodwork, generous volumes and abundant natural light create an interior of refined authenticity.

The reception rooms, opening onto the garden, offer a graceful flow: a living room with fireplace, a study area, and a vast family room bathed in light thanks to large bay windows leading to the terraces and the surrounding greenery. The open-plan kitchen naturally extends this space. A laundry room, a shower room and a separate WC complete this level.

The upper floor serves four bedrooms, including a primary suite with its own shower room, a separate WC and a bathroom—both enhanced by splendid original stained-glass windows.

The full basement includes a wine cellar, a boiler room and extensive storage areas.

In the garden, two outbuildings used as garages further elevate the exceptional character of the property.



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The insulated attic offers superb additional conversion potential (children's area, artist's studio, media room, etc.).

The house is equipped with a heat pump and benefits from an ideal East/West orientation.

A rare property combining privacy, elegance and historical charm, within immediate proximity to transport, schools and shops.

- RER C: 9-minute walk (10 minutes to Paris),
- Tram T9: 2-minute walk (20 minutes to Paris),
- TVM: 1-minute walk

Gebaut: 1900

### Allgemein

Schlafzimmer: 5  
Badezimmer: 3  
Fertige m<sup>2</sup>: 200 m<sup>2</sup>  
Grundstücksgröße: 936 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 9

### Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 201

### Gebäudedetails

Parkplatz: Ja  
Anzahl der Garagen: 1

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T688892/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T688892/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation

IMLIX ID: 1562516



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<https://www.imlix.com/de/>

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