



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 4,447,118.59

#### Location

Pays:	France
État/Région/Province:	Île-de-France
Ville:	Paris
Indicatif régional:	94100
Soumis:	12/01/2026

#### Description:

Saint-Maur-des-Fosses: In a residential neighborhood, an exceptional fully renovated hotel particulier offering 420 m<sup>2</sup> across four levels, along with a 90 m<sup>2</sup> annex, all set on a 1,350 m<sup>2</sup> plot.

The main house includes, on the garden level, a wellness area with sauna and hammam, a games room, a gym, a wine cellar, and an office. This level opens onto two terraces with direct access to the garden.

On the ground floor, you will find a spacious entrance hall, a reception room, a double living room opening onto a private terrace with unobstructed views of the Marne River, an independent fitted and equipped kitchen, as well as a separate WC.

The first floor features two en-suite master bedrooms, each with WC, dressing room, and direct access to the terrace.

The second floor offers two additional en-suite master bedrooms with dressing rooms, one of which opens onto an outdoor space.

The duplex annex includes, on the ground floor, a living room with an open kitchen. The lower level features a bedroom with terrace access, a shower room, a dressing room, and a separate WC.

This exceptional, truly one-of-a-kind property boasts generous volumes and beautiful natural light thanks



to its large bay windows offering open, unobstructed views.

The area:

Saint-Maur-des-Fosses is an affluent suburb southeast of Paris, located along a picturesque loop of the Marne River. Known for its green spaces, riverside promenades, and charming historic centre, it offers a peaceful residential environment with excellent quality of life.

The area features a mix of detached houses, townhouses, and modern apartments, often with gardens or terraces. It is popular with families and professionals thanks to good schools, local amenities, and convenient RER and road connections to central Paris.

Saint-Maur-des-Fosses appeals to buyers seeking tranquil suburban living within easy reach of the city, combining riverside charm with practical accessibility.

## Commun

Chambres:	5
Salle de bains:	5
Pied carré fini:	510 m <sup>2</sup>
Dimesions du lot:	1350 m <sup>2</sup>

## Room details

Total rooms:	12
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## Building details

Parking:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SEQD-T31157/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T31157/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: hh-16017648

