



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 3,743,771.68

### Location

Country: France  
State/Region/Province: Île-de-France  
City: Paris  
ZIP code: 94170  
Posted: Jan 12, 2026

### Description:

This exceptional and rare property for sale is located in a secure cul-de-sac with 24/7 security and surveillance. Built by an architect in 2009 on a 900 m<sup>2</sup> plot, this detached house of 520 m<sup>2</sup> spread over three levels is arranged as follows:

#### Ground floor:

A spacious and light-filled living area with dining room, a large fully fitted and equipped kitchen, and a lounge with a fireplace offering direct access to the landscaped garden with its swimming pool. This level also includes one bedroom with its own bathroom, as well as a large study that could serve as a second bedroom.

#### First floor:

Three bedrooms in absolute tranquillity, including one with its own private bathroom, as well as a master suite featuring a dressing room, a shower room, and a large terrace. There is also a room used as a laundry area.

#### Basement:

A relaxation area that includes a games room, gym, sauna, shower, and a home cinema.

This secure detached house offers high-end features and quality materials, with complete privacy, abundant natural light, generous volumes, and a peaceful environment—an ideal setting for family life.



Le Perreux-sur-Marne is an elegant and sought-after residential commune in the Val-de-Marne, appreciated for its peaceful riverside setting and quality of life just outside Paris. Nestled along the banks of the Marne, it offers beautiful promenades, charming footpaths, and a village-like atmosphere, making it particularly attractive for families and those seeking calm without sacrificing convenience.

The town features refined residential streets, spacious homes, and a variety of local shops, cafés, and markets. Its excellent schools and strong community spirit add to its appeal. Transport connections are a major advantage, with RER stations and easy access to Paris in under 20 minutes.

Combining greenery, calm, and proximity to the capital, Le Perreux-sur-Marne stands out as one of the most desirable communes in eastern Paris.

### **Common**

Bedrooms:	5
Bathrooms:	4
Finished sq. ft.:	520 sq m
Lot Size:	900 sq m

### **Room details**

Total rooms:	10
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### **Building details**

Parking:	Yes
Outdoor Amenities:	Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/SEQD-T31074/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T31074/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: hh-16011438

