

Paris 17 | Two Attached Houses | One bed and Two bed | Private 400m Garden, Exclusive Street Access



## INFORMATION

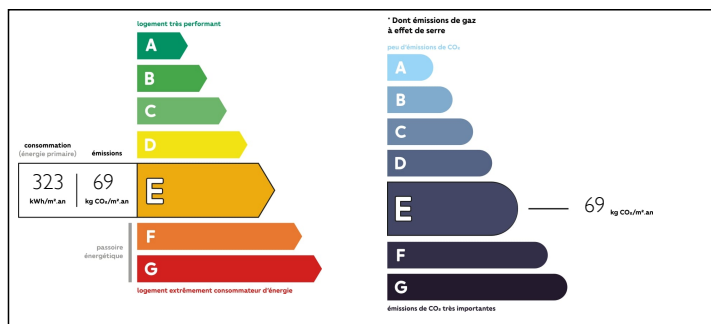
Town:	Paris 17e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	400 m2



## IN BRIEF

LEGGETT presents two adjoining houses with a beautiful 400m<sup>2</sup> garden. One house is a charming 36m<sup>2</sup> one-bedroom with a balcony, while the second is a spacious 85m<sup>2</sup> two-bedroom. Each has its own entrance, living room with garden access, kitchen, and bathroom. With a total of 120m<sup>2</sup> (115.87m<sup>2</sup> under Carrez law) spread across 5 rooms, these separate living spaces offer a rare opportunity for families or friends to be neighbors and gather to make memories in an extraordinary Parisian garden. Expansion is also possible to suit your needs. Villa des Ternes boasts remarkable houses within a secure residence featuring private avenues and bustling shopping streets, well-connected by public transport: Metro lines 3 and 1 (Porte de Champerret and Neuilly/Porte Maillot) and RER C. Just a 15-minute walk from the Arc de Triomphe and the Champs-Élysées.

## 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.



## LOCAL TAXES

**Taxe foncière: 1813 EUR**

## NOTES

## DESCRIPTION

In a gated residence in Paris south of the 17th arrondissement, the "Villa des Ternes" is made up of 5 private avenues. Former location of the vast park of the Château des Ternes in the town of Neuilly, then a public garden and an amusement park with the first Russian Mountains. In 1822, this land became the property of Monsieur de Verzy who decided to build a villa there. This house will be the home of illustrious figures of the Arts and the press. Then other remarkable constructions were built with architecture from the end of the 19th and beginning of the 20th century.

This beautiful and charming house get one of the must large private garden in Paris. This is an English-style garden with century-old trees, deciduous trees, flowering shrubs, and a large lawn in the center surrounded by a sandy pathway, edged with evergreen flowers such as snowdrops, daffodils and tulips. It's a large outdoor space that you can enjoy all year round as the seasons go by, equipped with a wooden garden shed and a mowing robot.

Carrez surface area

Ground floor house I

Entrance 5.75 sqm ...