

# LOS ANGELES



Majestic property in the Los Feliz district

**CHF 2'728'000.-**



5



324 m<sup>2</sup>

n° ref. **037677**



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## SITUATION AND DESCRIPTION

Architect J Atcherson circa 1925. Dotted with ivy and endowed with incomparable appeal, this majestic Mediterranean character house with its authentic, classic details and timeless old-world charm is located in the Los Feliz neighborhood.

The entrance gate leads to a palatial entrance with a magnificent original iron staircase and period magnesite floor.

The magnificent large living room leads to the formal dining room, which opens through archways onto a huge patio overlooking the backyard, pool and guest house.

The chef's kitchen, equipped with a Gaggenau refrigerator, separate wine fridge and two sinks, leads to a large breakfast room/office with private courtyard, and a separate living room with fireplace.

The maid's suite has been converted into a laundry room with a walk-in pantry. 4 bedrooms upstairs, one at each corner of the house, with wood floors, balconies, closets and a magnificent master suite with a luxurious remodeled bathroom with steam shower, spa tub and huge closet.

The private backyard includes an oversized pool and a garage converted into a two-room guest house.

The property is ideally located on Edgemont Street, with ample parking and easy access.

On an iconic street renowned and admired for its preserved vintage architecture, this beauty is a true showpiece.

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## **SURFACES**

Living area	324 m <sup>2</sup>
Surface of parcel	849 m <sup>2</sup>

## **CHARACTERISTICS**

Number of bedrooms	5
Number of bathrooms	4
Second home	Authorized
Parking places	Not available

## FINANCIAL DATA

**Price**

**CHF 2'728'000.-**

**Availability**

To be discussed

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