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## New Villa And Apartments Neuilly Plaisance 15 Min From Paris

Paris , Seine-Saint-Denis , Ile-de-France



# €723,412

inc. of agency fees

4 Beds   3 Baths   106 sqm   0.01 ha

Imagine living close to Paris at an affordable price. This new construction project is only 15 minutes from the City of Lights. Perfectly...

### At a Glance

|                  |                  |                |       |                  |          |
|------------------|------------------|----------------|-------|------------------|----------|
| <b>Reference</b> | MFH-PROAN1077890 | <b>Near to</b> | Paris | <b>Price</b>     | €723,412 |
| <b>Bed</b>       | 4                | <b>Bath</b>    | 3     | <b>Hab.Space</b> | 106 sqm  |
| <b>Land</b>      | 0.01 ha          | <b>Pool</b>    | No    | <b>Land Tax</b>  | N/A      |

### Property Description

Imagine living close to Paris at an affordable price. This new construction project is only 15 minutes from the City of Lights. Perfectly integrated into its quality residential environment, this estate comprises three buildings, one designed as a large mansion and five houses. In the heart of green nature, the realization reveals sober writing inspired by the classic architectural codes of the beginning of the 20th century; its

volumetry and materials echo the neighbouring dwellings.

New villa and apartments Neuilly Plaisance 15 min from Paris

The facades are alternately dressed in bright white and elegant beige, emphasising its clean lines, while pilasters in light brick facings enhance their silhouette in places. The last level, designed in the spirit of the 1930s, frees up a terrace surmounted by a pergola, reinforcing the whole's architectural character. The finely crafted anthracite locksmithing railings highlight the harmony of colours and volumes.

In a game of hooks and projections, alternating classic Mansard roofs and contemporary flat roofs, this estate signs an exceptional achievement.

**NEUILLY-PLAISANCE IN THE HEART OF THE SEINE-SAINT-DENIS**

**15 MINUTES\* FROM PARIS, A CITY WHERE LIFE IS GOOD.**

Bordered by the Marne, crossed by a green corridor and punctuated by many natural spaces, such as the superb Coteaux d'Avron park, Neuilly-Plaisance claims its peaceful and green living environment.

Paris and major employment centres such as Marne-la-Vallée are quickly accessible by the A86, A3 and A4 motorways or by the RER A, which reaches the “Châtelet” station in 15 minutes\*. Soon the “Val de Fontenay” station (RER E and A) will host line 15 of the Grand Paris Express and the terminus of line 1 of the metro. Bus lines and cycle paths make it possible to criss-cross the city and neighbouring towns.

Town hall of Neuilly-Plaisance

Our new address offers you the opportunity to discover a practical and serene daily life in a suburban district, with houses bordered by tree-lined gardens and close to the city centre. Within a radius of 600 metres\* are shops, a supermarket, a pharmacy, restaurants, the village hall, a gymnasium, banks and the market three days a week.

Paul Doumer kindergarten, Center primary school and high school de Rosny-Sous-Bois can be reached in 10 minutes\* on foot; it will take 5 minutes\* more to reach the Jean Moulin college. For travel, the Neuilly-Plaisance station (RER A) is 19 minutes\* away via the green corridor of the Voie Lamarque, 10 minutes\* by bike or 6 minutes\* by bus.

It offers Nocéens schools, from kindergarten to college, a fresh produce market, medical structures, numerous shops and supermarkets in a friendly atmosphere. For moments of relaxation, the “La Fauvette” cinema, the cultural centre (theatre, dance and music), a swimming pool, stadiums, gymnasiums, a dojo, tennis courts and a skate park are a delight for adults and children. small children.

### Summary

|                |                        |
|----------------|------------------------|
| Property type: | New Build and Off-Plan |
| Bedrooms:      | 4                      |
| Bathrooms      | 3                      |
| Price          | €723,412               |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 106 sqm |
| Land Area:     | 0.01 ha |

### Location: Ile-de-France



# Gallery



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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