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## Family house with garden, terrace and independent studio

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



# €529,000

inc. of agency fees

5 Beds      136 sqm      0.02 ha

Located on the edge of Voie Lamarque and just a 5-minute walk from the RER A, this house offers a 136m<sup>2</sup> family living space. The main entrance, which is via a staircase, gives way to a living room with...

### At a Glance

<b>Reference</b>	MFH-PARIS5872	<b>Near to</b>	Neuilly Plaisance	<b>Price</b>	€529,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	136 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Located on the edge of Voie Lamarque and just a 5-minute walk from the RER A, this house offers a 136m<sup>2</sup> family living space.

The main entrance, which is via a staircase, gives way to a living room with an open kitchen of 37m<sup>2</sup> bathed in light with a double exposure. Through the living room, a French window reveals a large tiled terrace

overlooking the garden. An independent toilet completes this first floor.

On the 2nd floor there are three bedrooms of between 9 and 11m<sup>2</sup> as well as a bathroom with toilet.

A staircase leads to the top floor under the attic allowing you to benefit from more than 30m<sup>2</sup> of floor space.

The ground floor is divided into several distinct spaces offering a laundry room, a boiler room, a large garage with motorized door and a renovated 20m<sup>2</sup> studio. This independent studio has a bathroom with toilet and a kitchen area also giving access to the garden.

This terraced house benefits from an outdoor parking space in front of the garage.

The positioning and sunshine of this property, as well as these numerous living and working spaces make this property unique in a family town just 20 minutes from Paris.

Transport: RER A and bus 5 minutes walk

City center: 10 minutes on foot

Shops, schools and college nearby.

Voie Lamarque: a green corridor a few meters away serving the entire town of Neuilly Plaisance on foot.

ENERGY CLASS: D / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1358 euros and 1958 euros

Information on the risks to which this property is exposed is available on the G eorisks website:

RSAC: Bobigny

## Summary

Property type:	House
Bedrooms:	5
Price	€529,000

## Key Information

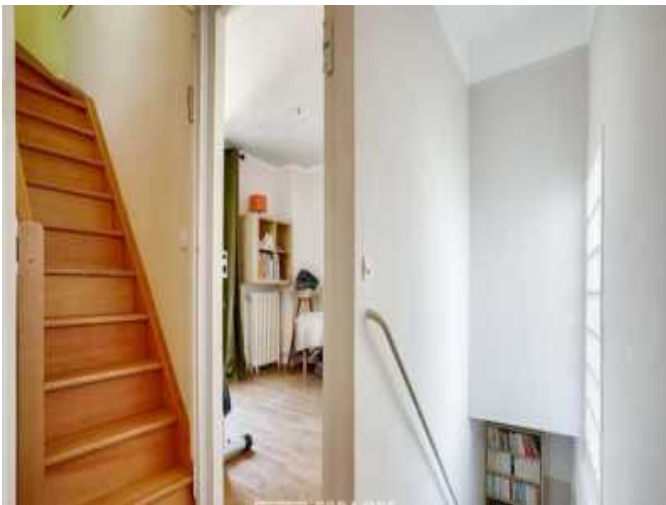
Internal Area:	136 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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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.

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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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