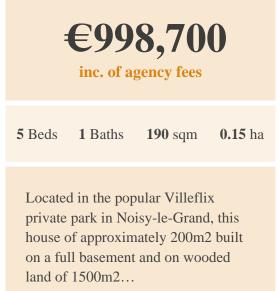


# **Bourgeois house with landscaped garden, near the banks of the Marne**

Noisy Le Grand , Seine-Saint-Denis , Paris Ile-de-France





## At a Glance

Reference	MFH-PARIS6348	Near to	Noisy Le Grand	<b>Price</b> €998,700
Bed	5	Bath	1	Hab.Space 190 sqm
Land	0.15 ha	Pool	No	Land Tax N/A

## **Property Description**

Located in the popular Villeflix private park in Noisy-le-Grand, this house of approximately 200m2 built on a full basement and on wooded land of 1500m2 not overlooked.

The entrance leads to a 41m2 living/dining room with fireplace and a 15m2 kitchen, both opening onto a terrace with a view of the Marne Valley. A master suite, an 11m2 office, and a separate toilet complete the

ground floor

On the first level, a hallway serves 3 bedrooms and a master suite, a bathroom and a separate WC In the basement, a reception room overlooking the garden, a laundry room, a cellar, a boiler room and a double garage

This property is a true haven of peace open to greenery, not overlooked, quiet, ideal for a family Information on the risks to which this property is exposed is available on the Géorisks website: ENERGY CLASS: E / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on prices for the year 2021 between euros2,990 and euros4,120.

RSAC : Meaux (3.49 % fees incl. VAT at the buyer's expense.)

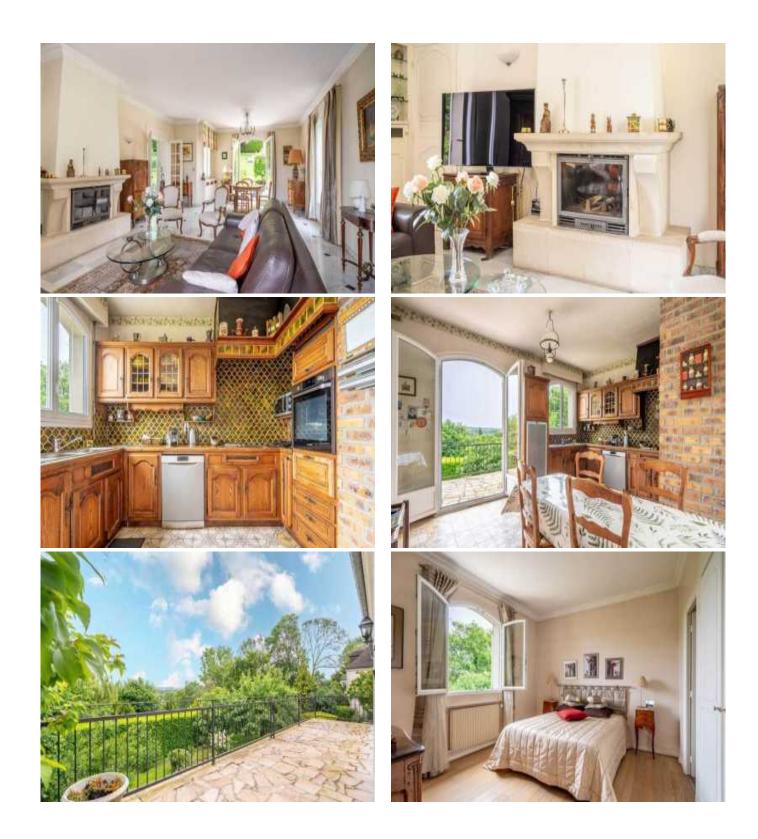
Summary		Key Information
Property type:	House	Internal Area: 190 sqm
Bedrooms:	5	Land Area: 0.15 ha
Bathrooms	1	Property Features:
Price	€998,700	• Balcony: 1
		Has a Garden Yes

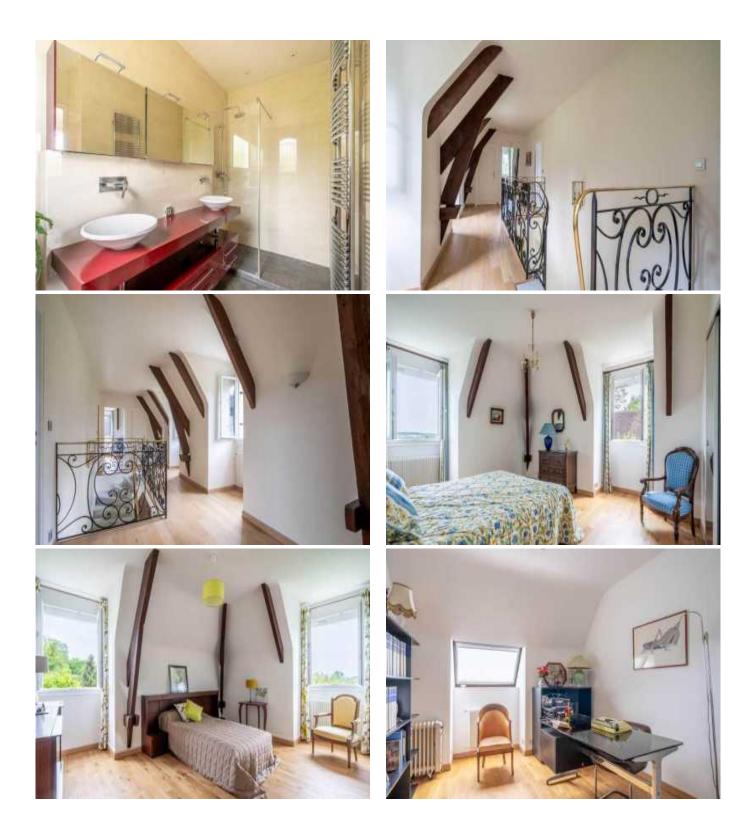
## **Location: Paris Ile-de-France**



# Gallery











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