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

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



€998,700

inc. of agency fees

5 Beds 1 Baths 190 sqm 0.15 ha

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...

At a Glance

Reference	MFH-PARIS6348	Near to	Noisy Le Grand	Price	€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

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€998,700

Key Information

Internal Area:	190 sqm
Land Area:	0.15 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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