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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 200m<sup>2</sup> built on a full basement and on wooded land of 1500m<sup>2</sup> not overlooked. The entrance leads to a 41m<sup>2</sup> living/dining...

### At a Glance

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

### Property Description

Located in the popular Villeflix private park in Noisy-le-Grand, this house of approximately 200m<sup>2</sup> built on a full basement and on wooded land of 1500m<sup>2</sup> not overlooked.

The entrance leads to a 41m<sup>2</sup> living/dining room with fireplace and a 15m<sup>2</sup> kitchen, both opening onto a terrace with a view of the Marne Valley. A master suite, an 11m<sup>2</sup> 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 G orisks 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.

## 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



## Gallery









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**C. BAUER – Sunday Times**

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