

[Click to view MFH-PARIS6348](#)

## 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>...

### 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.

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



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates