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## Renovated house with extension

Champigny Sur Marne , Val-de-Marne , Paris Ile-de-France



# €799,000

inc. of agency fees

4 Beds

2 Baths

176 sqm

It is 500 meters from the Château de Coeuilly, a residential area bordering Villiers-sur-Marne, that this 176m2 Carrez house is located, completely redesigned in 2022 by an architect. Also close to Paris...

### At a Glance

**Reference** MFH-PARIS4922-1

**Bed** 4

**Near to** Champigny Sur Marne

**Bath** 2

**Pool** No

**Price** €799,000

**Hab.Space** 176 sqm

**Land Tax** N/A

### Property Description

It is 500 meters from the Château de Coeuilly, a residential area bordering Villiers-sur-Marne, that this 176m2 Carrez house is located, completely redesigned in 2022 by an architect.

Also close to Paris and also bordered by the Marne, Champigny sur Marne has nothing to envy of its neighbors Joinvillaise and Saint-Maurienne.

The tone is set from the raised entrance equipped with custom storage.

It opens onto a 63m<sup>2</sup> through living room with well-designed spaces.

The fireplace in the first living room invites you to relax, nestled in an enveloping seat.

Oriented towards the garden, the dining room and second living room areas benefit from optimal light. The skylights that overlook them as well as the large openings that invite vegetation into the heart of the room, create calm and serenity.

An open and equipped dining kitchen as well as a WC complete this level.

Upstairs, the landing leads to a bathroom with WC as well as three bedrooms each with custom-made dressing rooms.

Completely independent and benefiting from two access points, the 67m<sup>2</sup> garden level offers numerous possibilities on one level.

Connected to the rest of the house by an interior staircase, it can be considered as a parental space. Also accessible through an entrance door which is exclusively allocated to it, it becomes a second accommodation.

The 28m<sup>2</sup> living room benefits from a south-facing terrace and direct access to the garden.

An equipped and separate kitchen, a bedroom with its bathroom - shower with windows, a double dressing room and a separate toilet are created there.

The contemporary garden, facing south, houses a 12m<sup>2</sup> outbuilding converted into a gym, offering greater comfort, especially as its private terrace accommodates a sauna in which to relax after exercise.

A cosmopolitan town in the midst of urban renewal, Champaign is a city that seduces with its still affordable prices and its future potential. It is certain, it is a city on which you must bet.

RER E station Villiers-sur-Marne - Le Plessis Trévisse:: 1500m

Coeuilly

Ref 4922

ENERGY CLASS: D / CLIMATE CLASS: B

Information on the risks to which this property is exposed is available on the GÉORISKS website: ".Fr".

Montant moyen estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021: entre 2190 euros et 3030 euros

Vanessa Goracy EI - Agent commercial RSAC: -Créteil

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€799,000

## Key Information

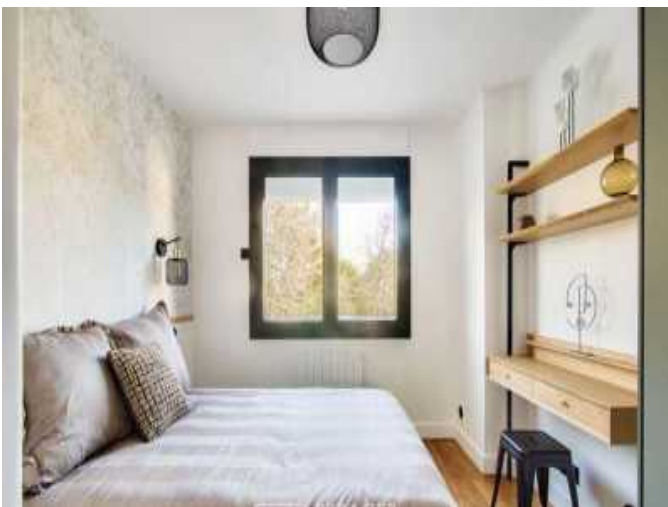
Internal Area:	176 sqm
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## 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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**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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