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## House with artist's studio and garden

Livry Gargan , Seine-Saint-Denis , Paris Ile-de-France



# €525,000

inc. of agency fees

5 Beds   3 Baths   220 sqm   0.05 ha

It is in Livry Gargan, in a quiet residential street in the Benoit Malon district that this charming 1930 house of 220m<sup>2</sup> on three levels is located. It is built on a wooded plot of 534 m<sup>2</sup>. On the raised...

### At a Glance

<b>Reference</b>	MFH-PARIS6289	<b>Near to</b>	Livry Gargan	<b>Price</b>	€525,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is in Livry Gargan, in a quiet residential street in the Benoit Malon district that this charming 1930 house of 220m<sup>2</sup> on three levels is located. It is built on a wooded plot of 534 m<sup>2</sup>.

On the raised ground floor, the entrance leads to a 30 m<sup>2</sup> living room facing west, decorated with a fireplace and extended by a terrace. A separate kitchen, a bedroom as well as a bathroom and toilet complete this level. Below, a 35m<sup>2</sup> artist's studio benefits from a beautiful height. The large bay windows let in the light and

highlight the surrounding vegetation.

On the first floor, a hallway with dressing room distributes two bedrooms of 14 m<sup>2</sup> and 21 m<sup>2</sup>, one of which has a fireplace, an office, a bathroom and a separate toilet. On the top floor there are two attic bedrooms and a bathroom.

The full basement is organized into several spaces such as a TV room, a laundry room, a cellar and a parking space.

The bucolic garden, the calm and the beautiful volumes make this family home unique and ideal for entertaining.

A garage accessible from the street completes this freehold property.

Transport: T4 Maurice Haudin 450m away

Benoît Malon School 12 minutes away

Information on the risks to which this property is exposed is available on the Géorisques website:

ENERGY CLASS: E CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use established from 2021 prices between 2,750 euros and 3,790 euros.

RSAC: Bobigny

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€525,000

### Key Information

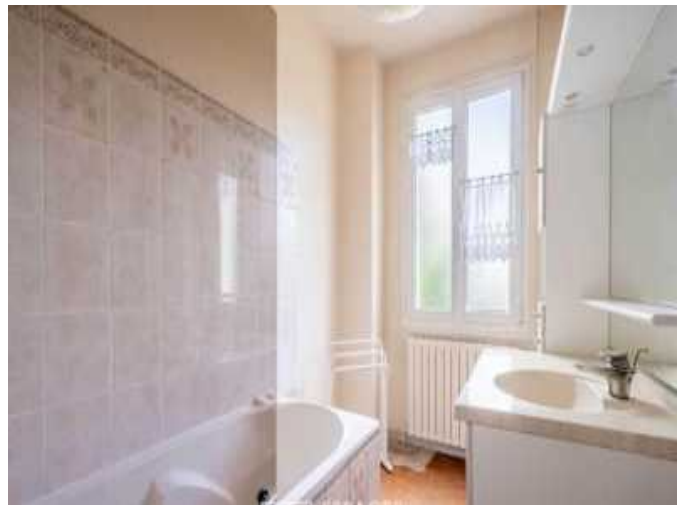
Internal Area:	220 sqm
Land Area:	0.05 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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