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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 220m² on three levels is located. It is built on a wooded plot of 534 m². On the raised...

At a Glance

Reference	MFH-PARIS6289	Near to	Livry Gargan	Price	€525,000
Bed	5	Bath	3	Hab.Space	220 sqm
Land	0.05 ha	Pool	No	Land Tax	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 220m² on three levels is located. It is built on a wooded plot of 534 m².

On the raised ground floor, the entrance leads to a 30 m² 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 35m² 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 m² and 21 m², 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

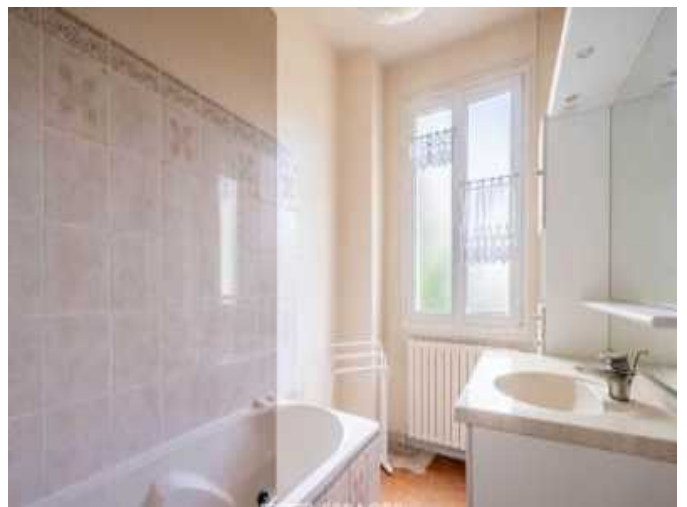
Internal Area:	220 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery









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C. BAUER – Sunday Times

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