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## Artist's house with garden

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



# €545,000

inc. of agency fees

5 Beds   3 Baths   220 sqm   0.05 ha

This charming 1930 house, near Clichy-sous-bois, not adjoining on a plot of 534m<sup>2</sup>, covers 220m<sup>2</sup> on two levels. On the ground floor, the entrance leads to the living/dining room of approximately 30m<sup>2</sup> extended...

### At a Glance

<b>Reference</b>	MFH-PARIS6289	<b>Near to</b>	Livry Gargan	<b>Price</b>	€545,000
<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

This charming 1930 house, near Clichy-sous-bois, not adjoining on a plot of 534m<sup>2</sup>, covers 220m<sup>2</sup> on two levels.

On the ground floor, the entrance leads to the living/dining room of approximately 30m<sup>2</sup> extended by a large winter garden of 35m<sup>2</sup> with access to the garden, a bedroom of 13m<sup>2</sup>, a bathroom, a kitchen of approximately 8m<sup>2</sup> and a separate toilet;

On the first level, a hallway serves two bedrooms of 14m<sup>2</sup> and 21m<sup>2</sup>, a dressing room, an office of 14m<sup>2</sup>, a bathroom and a separate toilet.

The last level serves, a hallway, two bedrooms of 28m<sup>2</sup> and 21m<sup>2</sup>, a bathroom with sanibroyeur

The full basement consists of a garage, a laundry room and a cellar.

A box completes this property

Transport: T4 Maurice Haudin at 450m

Paul Eluard School at 350m

Information on the risks to which this property is exposed is available on the G eorisks 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 2,750 euros and 3,790 euros.

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€545,000

### 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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