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Charming House in Drancy, Paris Countryside District

Drancy , Seine-Saint-Denis , Paris Ile-de-France



€350,000

inc. of agency fees

2 Beds 136 sqm 0.03 ha

This charming house of 136m² (86m² of living space) located in the Paris Campagne district of Drancy, offering a pleasant living environment and an ideal location. A few steps from the future Le Baillet...

At a Glance

Reference	MFH-PARIS7210	Near to	Drancy	Price	€350,000
Bed	2	Pool	No	Hab.Space	136 sqm
Land	0.03 ha			Land Tax	N/A

Property Description

This charming house of 136m² (86m² of living space) located in the Paris Campagne district of Drancy, offering a pleasant living environment and an ideal location. A few steps from the future Le Baillet district, this house benefits from immediate access to all the amenities that this new district promises to bring.

On the ground floor, you will discover an entrance opening onto a bright living room, perfect for convivial moments with family or friends. The fully equipped independent kitchen offers a practical and modern space to prepare your daily meals. This level also includes a bedroom, a bathroom with WC, as well as a separate WC.

The living room opens onto a bucolic exterior not overlooked, with a terrace opening onto the garden, perfect for enjoying moments of relaxation outdoors.

The first floor offers a hallway that can be used as an office or extra bedroom with access to a balcony overlooking the garden. A 17 m² bedroom with its dressing room, and a storage room or second small dressing room complete this floor, offering comfortable and well-appointed spaces for the whole family.

The house also has external outbuildings of 18m² ideal for storage.
A 45m² basement leads to a garage and a workshop space.

An exceptional feature of this property is the possibility of carrying out an extension to add an additional bedroom and shower room on the first floor.

The main assets of this house are its strategic location in the Paris Campagne district, in the immediate vicinity of the future Le Baillet district which will have all the amenities: shops, schools, transport, and leisure infrastructure. This thriving living environment is perfect for those looking for a dynamic and convenient environment.

ENERGY CLASS: E CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021 between: 1620 euros and 2230 euros.

Information on the risks to which this property is exposed is available on the Georisks website for the areas concerned.

RER B: Le Bourget: 10 min

Shops: 3 min walk

Schools: 2 to 5 min walk

Summary

Property type:	House
Bedrooms:	2
Price	€350,000

Key Information

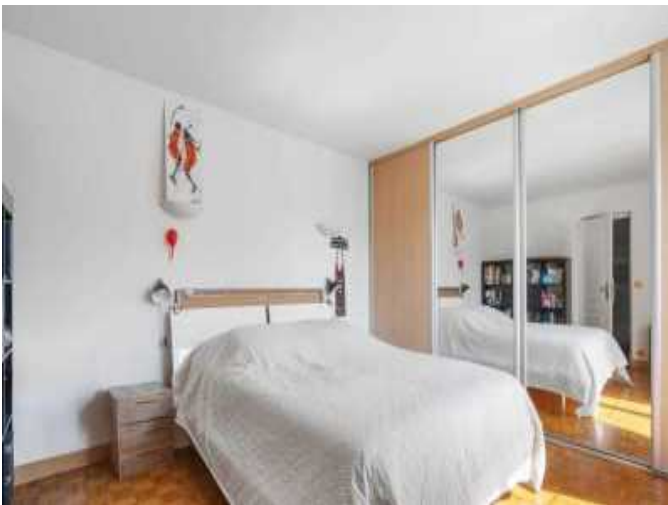
Internal Area:	136 sqm
Land Area:	0.03 ha

Location: Paris Ile-de-France



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