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Charming house and its garden

Clamart , Hauts-de-Seine , Paris Ile-de-France



€548,000

inc. of agency fees

3 Beds 1 Baths 125 sqm 0.02 ha

Located in the town of Clamart, in a completely rehabilitated area, this residential house offers 125 m² of living space and an intimate garden of 60 m². This property will appeal to lovers of charm and...

At a Glance

Reference	MFH-PARIS7245	Near to	Clamart	Price	€548,000
Bed	3	Bath	1	Hab.Space	125 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Located in the town of Clamart, in a completely rehabilitated area, this residential house offers 125 m² of living space and an intimate garden of 60 m².

This property will appeal to lovers of charm and brightness, looking for an ideal place to live for a family looking for comfort and tranquility.

The entrance opens on one side onto a beautiful living room with its fireplace and a semi-open kitchen, as well as a first bedroom. These spaces benefit from through light which creates a warm and welcoming atmosphere. The other side offers a library, a bathroom, a laundry room and a large office. Each room opens onto the small garden.

The first floor serves a large bedroom as well as two rooms offering potential to be defined according to your desires.

A third independent bedroom with its own shower room, accessible from the garden, is ideal for welcoming guests or for a teenager wanting more autonomy.

The garden, like a cocoon sheltered from view, suggests sweet moments of relaxation.
A boiler room, a wine cellar and a small workshop room complete this pretty property.

Located close to shops, schools and transport, this house offers a practical and pleasant living environment.

ENERGY CLASS: D / CLIMATE CLASS: D - Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,730 and euros2,410

Information on the risks to which this property is exposed is available on the G  orisques website:

Nad  ge: - EI - RSAC - Paris

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€548,000

Key Information

Year Built:	1930
Internal Area:	125 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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