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Charming house and its garden

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



€548,000

inc. of agency fees

 $\mathbf{3} \; \text{Beds} \qquad \mathbf{1} \; \text{Baths} \qquad \mathbf{125} \; \text{sqm} \qquad \mathbf{0.02} \; \text{ha}$

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 Géorisques website:

Nadège: - EI - RSAC - Paris

Summary

Property type: House Bedrooms: 3
Bathrooms 1

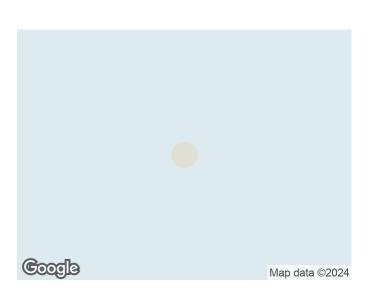
Price €548,000

Key Information

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

Location: Paris Ile-de-France





Gallery





















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C. BAUER – Sunday Times

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S. and L. BROWN



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