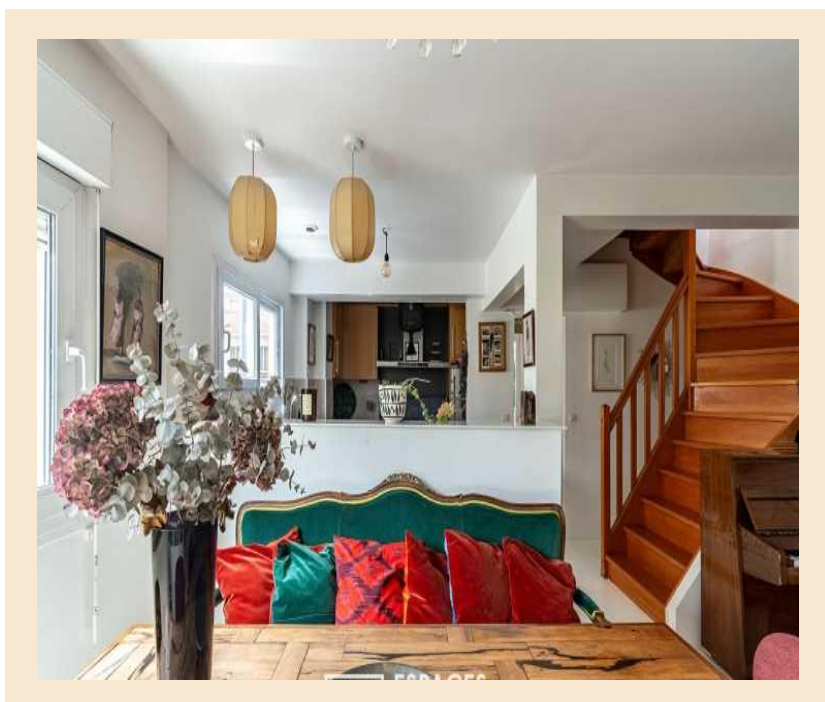


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## Town house with independent studio near Michelet high school

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



# €1,175,000

inc. of agency fees

5 Beds      1 Baths      193 sqm

Located in the heart of the 'Plateau de Vanves' district in the immediate vicinity of Paris and the prestigious Michelet high school, this town house covers 193m<sup>2</sup> (136.62m<sup>2</sup> Carrez) on three levels plus...

### At a Glance

<b>Reference</b>	MFH-PARIS6625-C1	<b>Near to</b>	Vanves	<b>Price</b>	€1,175,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	193 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the 'Plateau de Vanves' district in the immediate vicinity of Paris and the prestigious Michelet high school, this town house covers 193m<sup>2</sup> (136.62m<sup>2</sup> Carrez) on three levels plus a full basement.

A ground floor serves an entrance, a large office of 25m<sup>2</sup> (with kitchenette), ideal for a liberal profession or

teleworking, and an independent studio, perfect for a young girl with a father or rental profitability.

From the entrance, a door opens onto a staircase, the true backbone of the house, which leads to a beautiful, warm living room on the first floor. It has a lounge area and a dining area which give pride of place to a library across the entire width of the room.

A large open kitchen conducive to discussion makes it easy to plan with family or friends. Still on the same level, a large bedroom with three windows, a bathroom and a separate toilet will be ideal for the parents' space.

Continuing from the reception, the staircase leads to the second floor, three attic bedrooms (including a small one), as well as a shower room with toilet.

A little secret preserved from the outside, a glass door gives access to a small tree-lined terrace (10m<sup>2</sup>) hidden from view, and ideal for intimate evenings.

Finally, from the office located on the ground floor, a staircase leads to a converted basement leading to a main room that can be converted into a home cinema, or a games room, and two storage rooms.

Ideally located, this house with its cozy atmosphere will suit families looking for the comfort of rare proximity to shops, schools, transport and Paris. Its ground floor also offers possibilities for rearranging according to each individual's needs or desires.

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 euros1,720 and euros2,360.

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

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,175,000

## Key Information

Internal Area:	193 sqm
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## Location: Paris Ile-de-France

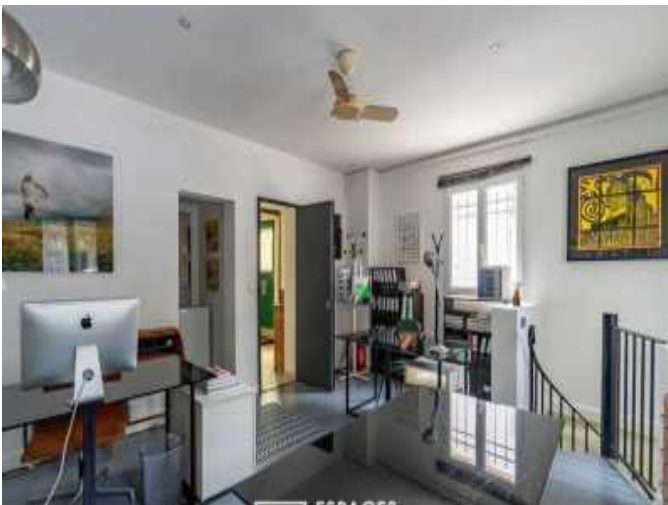


## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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