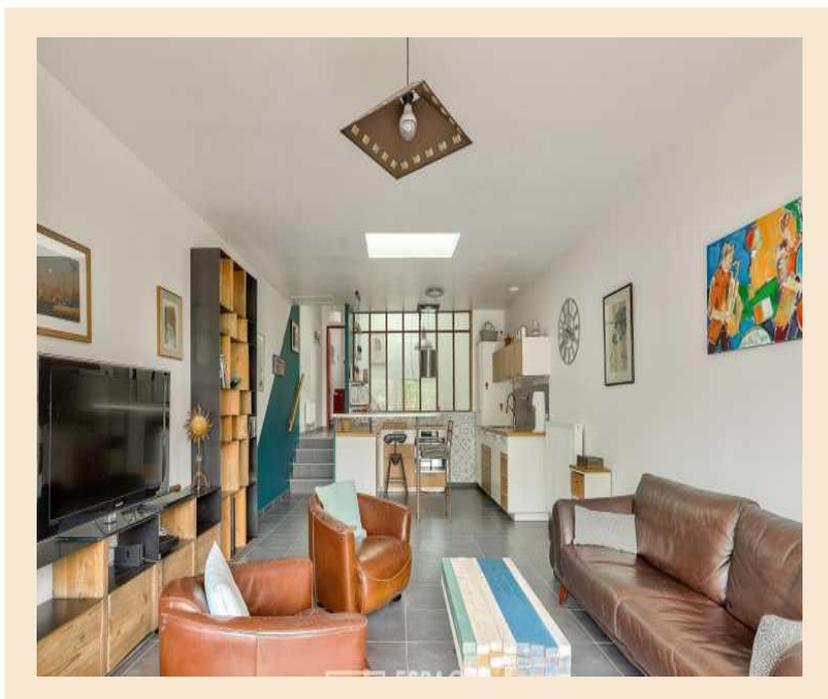


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## Contemporary house and its garden

Fontenay Aux Roses , Hauts-de-Seine , Paris Ile-de-France



**€600,000**

inc. of agency fees

2 Beds    1 Baths    146 sqm    0.02 ha

Ideally located in the town of Fontenay-aux-Roses in a quiet residential street, this contemporary house of 116 m<sup>2</sup> (146 m<sup>2</sup> on the ground) is located on a plot of 238 m<sup>2</sup>. Built in 2016, it benefits from...

### At a Glance

<b>Reference</b>	MFH-PARIS6501-C2	<b>Near to</b>	Fontenay Aux Roses	<b>Price</b>	€600,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	146 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the town of Fontenay-aux-Roses in a quiet residential street, this contemporary house of 116 m<sup>2</sup> (146 m<sup>2</sup> on the ground) is located on a plot of 238 m<sup>2</sup>.

Built in 2016, it benefits from quality and functional services, nice volumes and lots of light.

The ground floor leads to a first bedroom with its adjoining bathroom. A few steps provide access to the living room consisting of a fitted kitchen open to the living-dining room. A beautiful terrace extends this living room, offering a view of the Coulée verte and allowing you to imagine beautiful, friendly summer

evenings.

The lower level, on the garden level, accommodates a laundry room and a beautiful bathroom separated from the bedroom by a glass roof. This second bedroom opens onto a wooden terrace and its garden with many flowers.

A large room of 28 m<sup>2</sup>, formerly a garage, could be redesigned according to your wishes.

Located near schools and a 5-minute walk from the RER B.

ENERGY CLASS: A / CLIMATE CLASS: A: Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros540 and euros770.

Information on the risks to which this property is exposed is available on the GÉORISKS website:

Nadège: - EI - N°RSAC 892.863.226 - Paris

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€600,000

## Key Information

Year Built:	2016
Internal Area:	146 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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