

[Click to view MFH-PARIS8108](#)

House with contemporary pastoral charm, at the gates of Paris

Creteil , Val-de-Marne , Paris Ile-de-France



€1,145,000

inc. of agency fees

4 Beds 1 Baths 260 sqm

Facing Sainte-Catherine Island, in a preserved natural setting, this house of character has been redesigned by its owners, a Parisian family who have...

At a Glance

Reference MFH-PARIS8108

Bed 4

Near to Creteil

Bath 1

Pool No

Price €1,145,000

Hab.Space 260 sqm

Land Tax N/A

Property Description

Facing Sainte-Catherine Island, in a preserved natural setting, this house of character has been redesigned by its owners, a Parisian family who have been living there for over 30 years. They have managed to breathe a timeless soul into it, combining the authenticity of the 19th century with the contemporary elegance of the 21st. Between the robustness of the stone and large openings to the outside, it will appeal to nature lovers

looking for a refuge that is both soothing and inspiring.

Nestled in the historic and bucolic district of Bras du Chapitre, a few steps from the center of Créteil Village, the environment is distinguished by its paths lined with century-old trees and its breathtaking views of Sainte-Catherine Island, dazzling in all seasons.

An interior where charm works.

With a total surface area of 260 sqm (184 sqm of living space), the house consists of three bedrooms, three bathrooms and an independent studio.

On the ground floor, the kitchen has been opened and enlarged, enhancing the original stone while offering modern comfort. The space extends into an informal dining room and a warm living room, decorated with a wood stove. The large bay windows, a true signature of the house, ensure a constant link with the outside. The raw and noble materials, in natural and harmonious tones, create a soft and soothing atmosphere. A mezzanine bathed in light accommodates a library and an office, which can also be converted into a bedroom.

The master suite extends this impression of a holiday home: exposed stone, romantic balcony, refined bathroom? A real cocoon conducive to daydreaming. A second bedroom, accompanied by its adjoining shower room, completes this level.

On the top floor, a third spacious and bright bedroom offers a breathtaking view of the Bras du Chapitre.

The garden level is divided into two parts:

- A studio equipped with a kitchenette and a shower room, ideal for an au pair, a student or guests.
- A functional space including a laundry room, a refrigerated wine cellar and a garage.

An enchanting exterior.

Designed as a true extension of the living space, the garden is a haven of peace, punctuated by terraces, flower beds, protective trees and a sculptural rose bush.

More than just a place to live, this house is a breath of fresh air in the heart of nature. Its owners imagined it as a family sanctuary, combining authenticity and contemporary touches, while preserving its rural heritage thanks to its magnificent stone facade.

The result is striking. Just a few minutes from Paris, close to a dynamic city center known for its food shops and the quality of its schools, this house is a real country house? in the heart of the city.

Access and amenities:

- Châtelet Les Halles: 35 minutes door to door
- Metro line 8: 20 min on foot, 7 min by bike
- Créteil Village shops: 3 min on foot
- Île Sainte-Catherine: direct access

- Schools: 3 min on foot

ENERGY CLASS: D | CLIMATE CLASS: D Estimated annual energy expenditure for standard use (indexed 2021-2023): between EUR3,450 and EUR4,710 (subscription included).

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,145,000

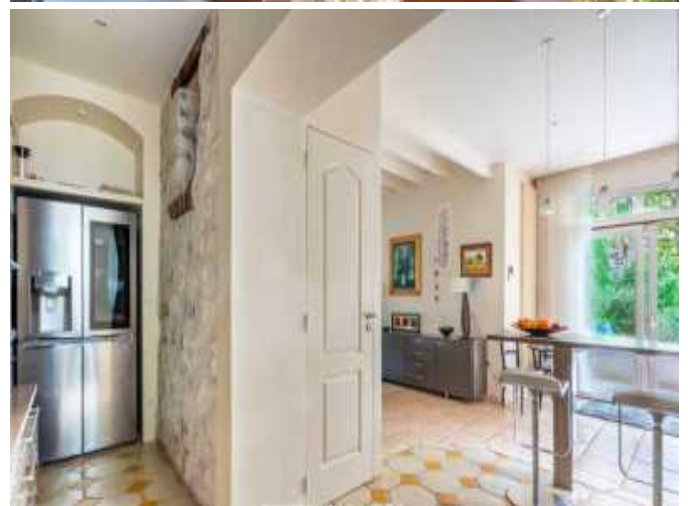
Key Information

Internal Area:	260 sqm
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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates