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## House with patio and garden

Noisy Le Grand , Seine-Saint-Denis , Paris Ile-de-France



# €685,000

inc. of agency fees

4 Beds      200 sqm      0.04 ha

This 160 sqm dual-aspect house is ideally located in the quiet, residential area of La Varenne in Noisy-le-Grand. It was built on two levels and has a...

### At a Glance

<b>Reference</b>	MFH-PARIS8594	<b>Near to</b>	Noisy Le Grand	<b>Price</b>	€685,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.04 ha			<b>Land Tax</b>	N/A

### Property Description

This 160 sqm dual-aspect house is ideally located in the quiet, residential area of La Varenne in Noisy-le-Grand. It was built on two levels and has a 200 sqm garden and a 65 sqm patio.

On the garden level, a large, bright hallway with cupboards leads to the double dual-aspect living room bathed in light thanks to the many openings and the double East-West exposure. The kitchen opens onto the living space with an adjoining pantry. A carved wooden fireplace separates the dining and living area. A

toilet with a washbasin completes this level.

Upstairs, a large landing room with a good height and a mezzanine leads to two bedrooms and a shower room with toilet.

The whole is modular according to desires or needs, including the possibility of creating a third bedroom.

In the garden, a two-level outbuilding benefits from an apartment consisting of a living room, an open kitchen, a bedroom and a bathroom with WC.

The whole is completed by a real wine cellar, a laundry/boiler room as well as a garage. The annex also has an independent entrance on the street, ideal for a liberal profession or for renting.

This residence a few steps from the city center and the Marne has a country feel.

Quiet, nestled in the greenery, it is a beautiful place conducive to family development and the art of entertaining.

Bus 220-303 at 600m RER A Noisy-le-Grand Mont d'Est at 15min

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR4,070 and EUR5,560 (subscription included)

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

## Summary

Property type:	House
Bedrooms:	4
Price	€685,000

## Key Information

Year Built:	1930
Internal Area:	200 sqm
Land Area:	0.04 ha
Has a Garden	Yes

**Location: Paris Ile-de-France**



## Gallery







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**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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