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House with patio and garden

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



€710,000

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

Reference	MFH-PARIS8594	Near to	Noisy Le Grand	Price	€710,000
Bed	4	Pool	No	Hab.Space	200 sqm
Land	0.04 ha			Land Tax	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	€710,000

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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