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## Character house with wooded garden

Le Perreux Sur Marne , Val-de-Marne , Paris Ile-de-France



# €1,550,000

inc. of agency fees

4 Beds   2 Baths   210 sqm   0.07 ha

Close to schools and all amenities, this character house built on a plot of 739 sqm takes place and develops a surface area of 226 sqm spread over three levels. An elegant renovation has revealed the...

### At a Glance

**Reference** MFH-PARIS7833

**Bed** 4

**Land** 0.07 ha

**Near to** Le Perreux Sur Marne

**Bath** 2

**Pool** No

**Price** €1,550,000

**Hab.Space** 210 sqm

**Land Tax** N/A

### Property Description

Close to schools and all amenities, this character house built on a plot of 739 sqm takes place and develops a surface area of 226 sqm spread over three levels.

An elegant renovation has revealed the full potential of the place which today presents very beautiful features.

On the ground floor, a large entrance announces a pleasant and bright living room where there is a fitted and equipped kitchen whose central island serves as a link with the dining room and the living room.

The presence of the wood stove gives this space a friendly and warm atmosphere. The whole benefits from a maximum supply of light thanks to its majestic ceiling height, the presence of numerous openings to the outside and has a level access to a terrace which overlooks a charming flowered and wooded garden. A beautiful staircase leads to the upper floor, it serves two spacious bedrooms with wardrobes, one with a dressing room worthy of a superior suite, each benefiting from a large bathroom and a toilet.

Within this house, a duplex accessible from the entrance takes place and offers a living room on the ground floor with direct access to the outside, a fitted and equipped kitchen, a toilet.

Upstairs, a spacious bedroom and a bathroom with Italian shower complete this annex. An outbuilding at the entrance to the plot and a basement with a laundry room and a storeroom add to the many assets of this property.

Parking for 2 vehicles in the courtyard. Its location, its architecture, the quality of its services and its green exterior sheltered from view make this place unique and rare in this sector.

Public transport (bus) 1 min walk Shops (bakery, supermarket) 1 min walk Daycare, schools, middle school and high school 1 minute walk

ENERGY CLASS: D / CLIMATE CLASS: D "Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,990 and EUR4,100 (subscriptions included)".

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,550,000

### Key Information

Internal Area:	210 sqm
Land Area:	0.07 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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