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## Bucolic house with tree-lined courtyard and terrace

Ivry Sur Seine , Val-de-Marne , Paris Ile-de-France



**€575,000**

inc. of agency fees

3 Beds    2 Baths    112.75 sqm

Located on the edge of Paris and the 13th arrondissement, this 112m2 Carrez condominium house (125m2 floor space) is built around a charming private courtyard with trees located in front of the building....

### At a Glance

**Reference** MFH-PARIS6574

**Bed** 3

**Near to** Ivry Sur Seine

**Bath** 2

**Pool** No

**Price** €575,000

**Hab.Space** 112.75 sqm

**Land Tax** N/A

### Property Description

Located on the edge of Paris and the 13th arrondissement, this 112m2 Carrez condominium house (125m2 floor space) is built around a charming private courtyard with trees located in front of the building.

From the one-way street, the surrounding wall gives little indication of the charm of the building dating from the beginning of the last century.

Once through the gate, the interior courtyard acts like a green airlock. The bustle of the city suddenly disappears, giving way to birdsong and silence.

The ground floor serves a first living room of 37m<sup>2</sup> with open dining kitchen and a separate bathroom. The fireplace and its open hearth portend wonderful winter fires with family or friends. The house's old garage, accessible from the main living room, has been cleverly converted into an 11.5m<sup>2</sup> bedroom with a bathroom.

The first floor accessible from the wooden staircase houses a second living room of 10m<sup>2</sup>, a separate toilet, a master suite of 12m<sup>2</sup> with a private bathroom and two terraces.

A second bedroom of 11m<sup>2</sup> currently used as an office is also available on this level as well as a laundry area. The modern connecting staircase accessible from the 1st level living room leads to the top floor which leads to a new 14m<sup>2</sup> bedroom, a bathroom and a separate dressing room.

This town house with tree-lined courtyard and double terrace located in a suburban area of Ivry offers constant tranquility. Ideally composed for a family looking for space wishing to stay close to the dynamism of Paris.

Metro Porte de Choisy (line 7): 8 minutes on foot Tramway Châteaudun - Barbès (T9): 5 minutes on foot Shops: 5 minutes on foot Schools and nurseries: between 5 and 10 minutes on foot Although subject to co-ownership status. No co-ownership charges

ENERGY CLASS: F / CLIMATE CLASS: F. Estimated average amount of annual energy expenses for standard use, established based on energy prices for the year 2021: between EUR2,830 and EUR3,880.

RSAC: Créteil

Condominiums of 2 units (No proceedings in progress).

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€575,000

### Key Information

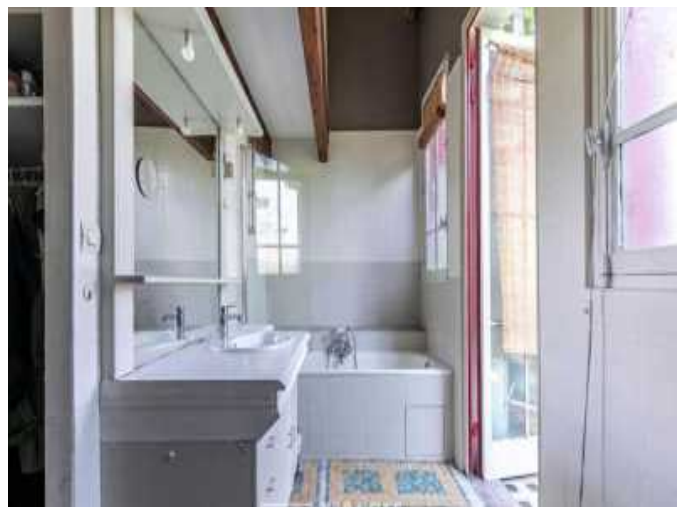
Internal Area:	112.75 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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