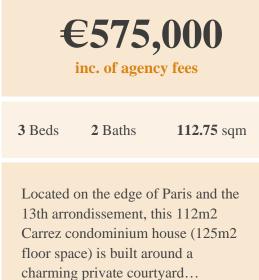


Bucolic house with tree-lined courtyard and terrace

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





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 37m2 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 11.5m2 bedroom with a bathroom.

The first floor accessible from the wooden staircase houses a second living room of 10m2, a separate toilet, a master suite of 12m2 with a private bathroom and two terraces.

A second bedroom of 11m2 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 14m2 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 coownership 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		Key Informat
Property type:	House	Internal Area:
Bedrooms:	3	Has a Garden
Bathrooms	2	
Price	€575,000	

tion

112.75 sqm Yes

Location: Paris Ile-de-France



Gallery



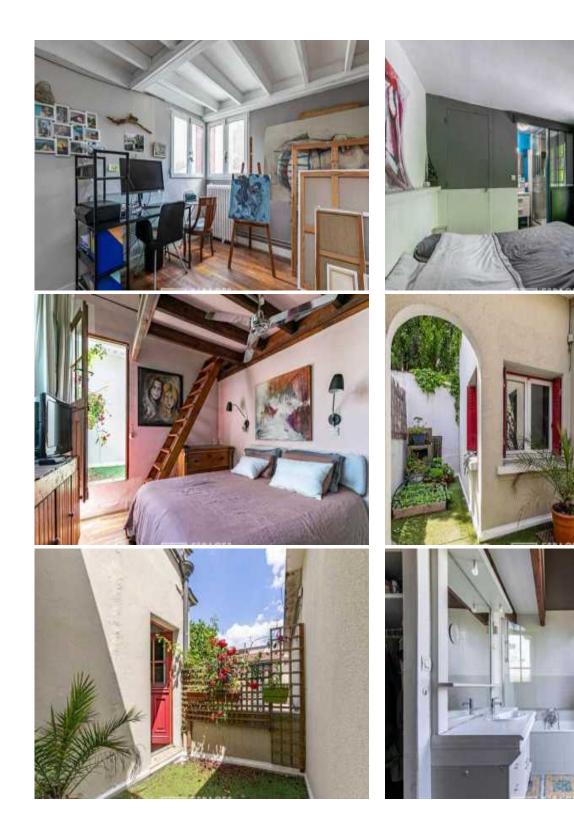














THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved