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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...

At a Glance

Reference	MFH-PARIS6574	Near to	Ivry Sur Seine	Price	€575,000
Bed	3	Bath	2	Hab.Space	112.75 sqm
		Pool	No	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 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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