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Family house with swimming pool

Santeny , Val-de-Marne , Paris Ile-de-France



€995,000

inc. of agency fees

6 Beds 2 Baths 284 sqm 0.12 ha

It is in the very sought-after lower Montanglos district of Santeny, on the edge of the Notre Dame forest, near schools and shops, that this 283m² family home is located. Just 25km from Porte de Bercy,...

At a Glance

Reference	MFH-PARIS5620	Near to	Santeny	Price	€995,000
Bed	6	Bath	2	Hab.Space	284 sqm
Land	0.12 ha	Pool	Yes	Land Tax	N/A

Property Description

It is in the very sought-after lower Montanglos district of Santeny, on the edge of the Notre Dame forest, near schools and shops, that this 283m² family home is located.

Just 25km from Porte de Bercy, Santeny continues to attract many families.

And for good reason.

Crossed by the Réveillon River, the city is a true microcosm.

The ponds, the large green spaces as far as the eye can see as well as the numerous cycle paths become its irresistible assets.

The entrance leads to a large living room of 55m².

Its double exposure as well as its numerous openings to the exterior make it bright and ideal for family life thanks to its adjoining semi-open, fitted and equipped kitchen.

A 35m² master suite with oriental inspirations, benefits from a bathroom with WC and direct access to the garden and the swimming pool.

Two relaxation lounges, facing the exterior, an office, access to the double garage as well as a separate WC with hand basin complete this level.

Upstairs, the welcoming 18m² mezzanine serves 4 bedrooms including three master suites with shower room, bathtub and WC.

A second staircase makes it easier to distribute this level, the high ceilings of which allow you to make the most of the attic spaces.

On the garden side, the plot of approximately 1000m² surrounds the house with its tall and dense vegetation. It is therefore out of sight that the joys of the swimming pool as well as the benefits of the jacuzzi will be offered to the future occupants of the premises.

Like well-kept secrets, the discreet envelope of this family home houses sweet amenities.

Nothing suggests as much comfort, space and privacy in this extremely privileged environment.

Horse riding, hiking, fishing and other outdoor activities are part of everyday life.

RER A station then SETRA 40-12 bus

Montanglos district

Ref: 5620

ENERGY CLASS: D / CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros3,390 and euros4,630

Vanessa Goracy EI - RSAC sales agent: -Créteil

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€995,000

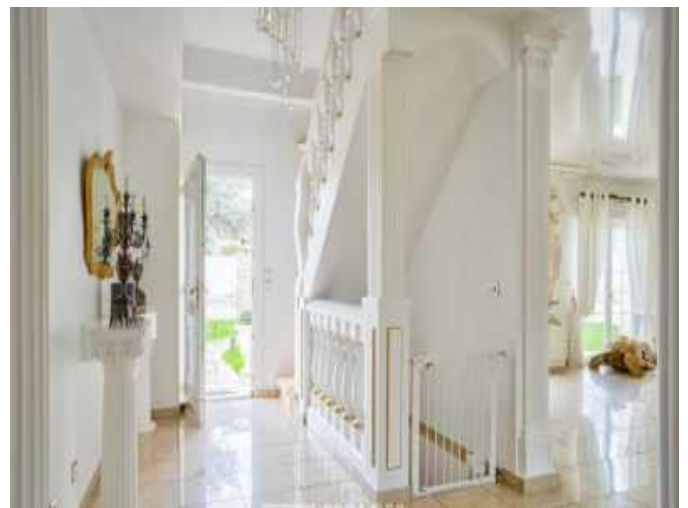
Key Information

Internal Area:	284 sqm
Land Area:	0.12 ha
Swimming Pool?	Yes

Location: Paris Ile-de-France



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