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Architect-designed house with extensions, terraces and garden

Choisy Le Roi , Val-de-Marne , Paris Ile-de-France



€515,000

inc. of agency fees

4 Beds 1 Baths 142 sqm 0.04 ha

It is in the heart of the Choisy Sud district, close to amenities, schools and public transport that this completely renovated 6-room architect-designed house is located, developing approximately 142sqm...

At a Glance

Reference	MFH-PARIS6568	Near to	Choisy Le Roi	Price	€515,000
Bed	4	Bath	1	Hab.Space	142 sqm
Land	0.04 ha	Pool	No	Land Tax	N/A

Property Description

It is in the heart of the Choisy Sud district, close to amenities, schools and public transport that this completely renovated 6-room architect-designed house is located, developing approximately 142sqm on a plot of 399sqm.

A true haven of peace, the house is nestled in a cul-de-sac, out of sight. Built in 1920, this pavilion perfectly combines its old charm with modern, high-end comfort.

The house is accessible via a first terrace which reveals a magnificent kitchen of approximately 30sqm with a central island benefiting from quality equipment, created in a large and bright extension thanks to its two sliding bay windows.

Thus, this room also communicates with the second terrace overlooking the enclosed garden with trees, ideal for moments of conviviality with family or friends.

A hallway distributes on a first floor a living room then three spacious bedrooms including a master suite, an adjacent bathroom as well as a separate toilet supplemented by a dressing room.

On a lower level, there is a second living room with its recent wood stove, then a 4th bedroom, a separate toilet, boiler room, laundry room and adjoining garage.

Major energy renovation work has been carried out over the last two years, such as the repair of the roof and the complete renovation of the facades, offering perfect harmony with the existing structure. In addition, the installation of a heat pump as well as an alarm for total peace of mind.

The ideal East-West exposure allows these living spaces to be bathed in light throughout the day. In addition, the ceiling height of 4.25m in the extensions and 2.85m in the bedrooms provides a feeling of increased space.

This property is a true rare pearl, offering an exceptional living environment as well as a unique and atypical design.

Tram T9: 2 min on foot

Bus 183: 3 min on foot

Choisy le Roi RER C station: 15 min via T9

Shops and schools: 5-10 min on foot

Paris-Orly Airport: 6.5 km

ENERGY CLASS: C / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,260 and EUR1,750

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€515,000

Key Information

Year Built:	1920
Internal Area:	142 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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