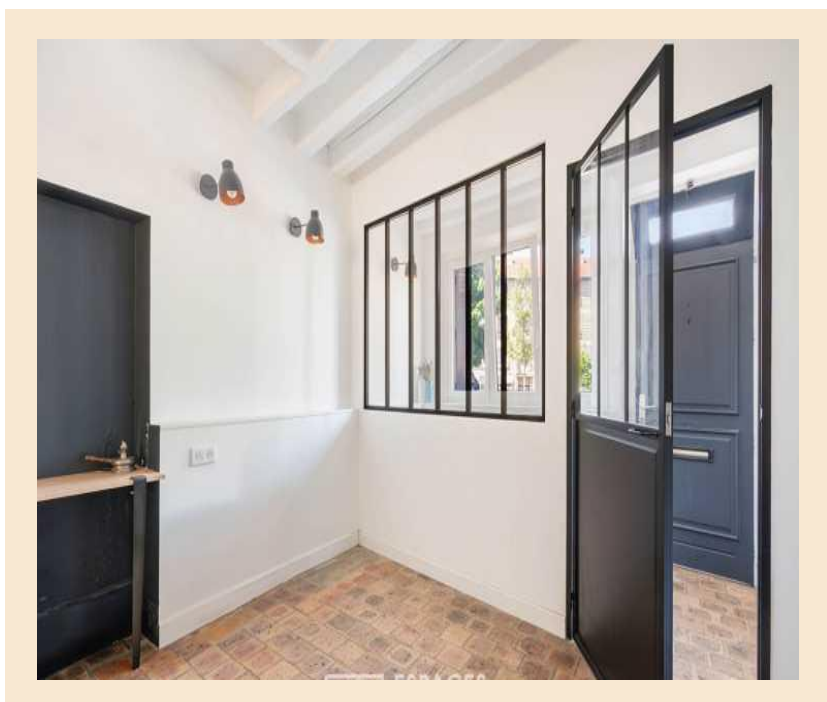


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## Townhouse in the hypercentre of Bry sur Marne

**Bry Sur Marne , Val-de-Marne , Paris Ile-de-France**



# €555,000

inc. of agency fees

4 Beds      1 Baths      130 sqm

It is in the hypercentre of Bry sur Marne, close to shops, schools and transport, that this Listed Building with an undeniable cachet of 130m2 of living space is located. This characterful building extends...

### At a Glance

<b>Reference</b>	MFH-PARIS6856	<b>Near to</b>	Bry Sur Marne	<b>Price</b>	€555,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	130 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is in the hypercentre of Bry sur Marne, close to shops, schools and transport, that this Listed Building with an undeniable cachet of 130m2 of living space is located.

This characterful building extends over three levels, ideal for a family or a couple looking for a spacious and

comfortable living space. From the entrance, a charming perspective is drawn, a few steps here and there, original floor tiles, oak beams and exposed stone, linking the charm of the old to the contemporary.

Past the vestibule, a cocooning space introduces an open kitchen, fitted and equipped, offering an exceptional ceiling height and constant brightness thanks to its roof glass roof.

The 1st floor has two spacious bedrooms, one of which is bathed in light and has a balcony overlooking the living space. A bathroom and a toilet complete this landing.

The second floor introduced by an "open space" to be arranged according to your desires, has a suite with dressing room with undeniable charm and a bathroom.

On this same landing, a staircase invites you to discover an upper floor, a place conducive to daydreaming, to reflection.

A pretty vaulted stone cellar hidden by a wooden door completes this property.

This town house has no exterior.

RER A Bry sur Marne: 9 min walk Schools, shops and restaurants in the immediate vicinity.

**ENERGY CLASS: C / CLIMATE CLASS: C**

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021 between: 1030 euros and 1460 euros.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€555,000

### Key Information

Internal Area:	130 sqm
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### Location: Paris Ile-de-France



## Gallery



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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.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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