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## Historic property with garden from the mid-19th century

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



# €895,000

inc. of agency fees

5 Beds   3 Baths   223 sqm   0.07 ha

Located in a highly sought-after area within the South Centre, this property in its own right offers easy access to transport, shops and all amenities ensuring a practical and family lifestyle. This exceptional...

### At a Glance

<b>Reference</b>	MFH-PARIS5442	<b>Near to</b>	Choisy Le Roi	<b>Price</b>	€895,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	223 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a highly sought-after area within the South Centre, this property in its own right offers easy access to transport, shops and all amenities ensuring a practical and family lifestyle.

This exceptional building from 1860 has a total surface area of 266sqm and 223sqm of living space. Perfectly preserved and carefully renovated, it offers modern comfort in a historic setting.

Quiet and sheltered from prying eyes, this very special residence is structured in an L shape around a vast courtyard as well as a beautiful wooded garden.

This property bears witness to 19th century architecture with its cut stone facades capturing the charm of the past in an urban and contemporary spirit.

An entrance leads on one side to a large, fully fitted and equipped independent kitchen, complete with a pantry. On the other, there is a dining room then a living room with fireplace giving access to the terrace and the garden. A separate toilet completes the ground floor.

The first floor consists of a long corridor with numerous windows and leading to 5 bedrooms, one of which has an adjoining bathroom.

A bathroom with shower and bathtub completes this level with a laundry room and two separate toilets.

A second floor takes place under the roofs including attics converted into additional bedrooms, offices, dressing rooms, bathroom with WC.

Also, annexes are added to this property such as a double garage allowing direct access to the garden, an outbuilding ideal for rental, welcoming family/friends or liberal professionals.

In addition, there are two cellars, a technical room, a toilet and a garden shed.

This characterful East/West facing property will delight and charm all history and architecture enthusiasts through its beautiful high ceilings and its undeniable character.

RER C station 9 min walk (Paris in 10 min)

Tram T9 2 min walk (Paris in 20 min)

TVM 1 min walk

Shops: 5 min walk

ENERGY CLASS: D / CLIMATE CLASS: C.

Amount estimated average annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,950 and EUR4,080

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€895,000

### Key Information

Year Built:	1860
Internal Area:	223 sqm
Land Area:	0.07 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery











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**C. BAUER – Sunday Times**

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