

# House with rooftop and activity room

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



#### At a Glance

<b>Reference</b> MFH-PARIS6975	Near to Villejuif	<b>Price</b> €990,000
<b>Bed</b> 2	Bath 1	Hab.Space 255 sqm
<b>Land</b> 0.02 ha	Pool No	Land Tax N/A

#### **Property Description**

It is in the Pasteur district, near the Kremlin-Bicêtre and a 5-minute walk from metro 7 that this house is located, coupled with a professional business premises.

They develop a total surface area of 286sqm including 132sqm useful for housing and 154sqm for the workshop.

The living area paired with the workshop has an entrance giving access to a living room which communicates

with the living room and its fitted and equipped open kitchen.

The first floor offers two beautiful bedrooms with a bathroom with WC as a link. This level is completed with an office space as well as an additional room.

A staircase on the landing leads to a large open-air roof terrace of more than 35sqm enjoying a superb open view facing South-East.

The premises to be renovated and fitted out benefit from an exceptional location close to all amenities and public transport.

In addition, it enjoys colossal potential thanks to a ceiling height of more than 6 meters. Ideal for creating lofts, offices, gyms, meetings, storage spaces, liberal professions, coliving and others.

This workshop has increasing brightness thanks to its large and numerous bay windows and skylights.

A cellar completes this set built on a plot of 230sqm accompanied by 28sqm of additional land allowing the use of two outdoor parking spaces.

This unique and atypical property combines comfort of life and professional opportunity in a dynamic and expanding environment.

Metro 7: 5 min walk Tram T9: 10 min walk Shops and schools: 5 min walk

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy price for the year 2021: between EUR1,980 and EUR2,710

Summary		Key Information
Property type:	House	Year Built: 1947
Bedrooms:	2	Internal Area: 255 sqm
Bathrooms	1	Land Area: 0.02 ha
Price	€990,000	

## **Location: Paris Ile-de-France**



# Gallery



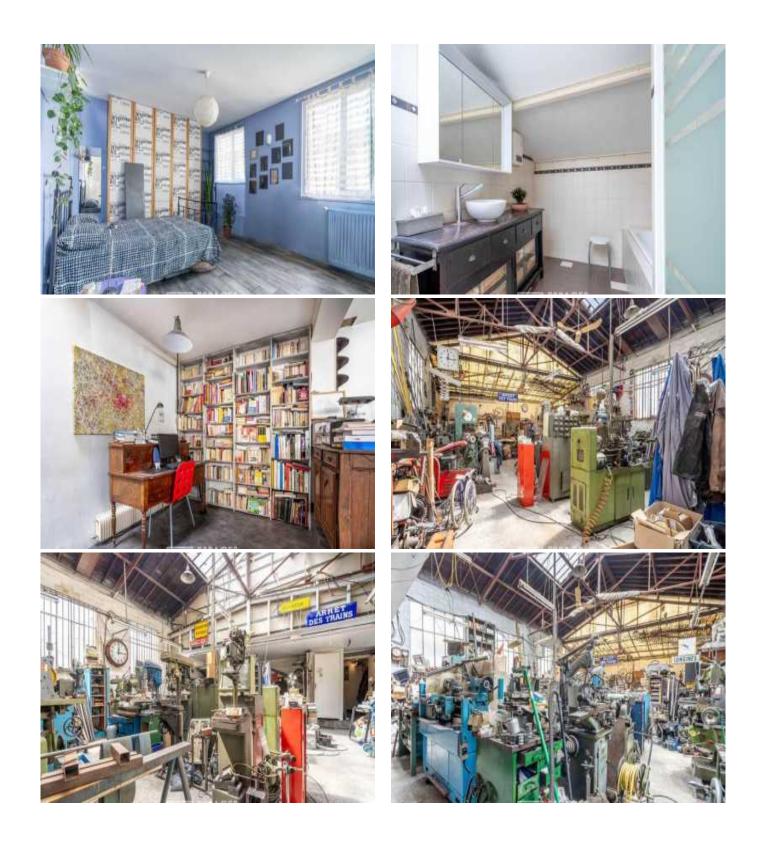


















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