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## House with rooftop and activity room

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



# €990,000

inc. of agency fees

2 Beds   1 Baths   255 sqm   0.02 ha

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...

### At a Glance

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

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 2        |
| Bathrooms      | 1        |
| Price          | €990,000 |

### Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1947    |
| Internal Area: | 255 sqm |
| Land Area:     | 0.02 ha |

### Location: Paris Ile-de-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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