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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

Reference	MFH-PARIS6975	Near to	Villejuif	Price	€990,000
Bed	2	Bath	1	Hab.Space	255 sqm
Land	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

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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