

[Click to view MFH-PARIS6105](#)

## House on the banks of the Marne

Joinville Le Pont , Val-de-Marne , Paris Ile-de-France



# €899,000

inc. of agency fees

3 Beds   1 Baths   167 sqm   0.05 ha

It is out of sight, in a very little exposed cul-de-sac on the quays of Marne, in the immediate vicinity of Nogent sur Marne and the RER A of Joinville le Pont, that this family house of 167 m2 of living...

### At a Glance

<b>Reference</b>	MFH-PARIS6105	<b>Near to</b>	Joinville Le Pont	<b>Price</b>	€899,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	167 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is out of sight, in a very little exposed cul-de-sac on the quays of Marne, in the immediate vicinity of Nogent sur Marne and the RER A of Joinville le Pont, that this family house of 167 m2 of living space (193m2 on the ground).

Thanks to its Marne front, the "Jaurès" district offers a mineral and rejuvenating panorama very popular with families looking for a certain quality of life. The entrance opens onto the furnished garden level.

The possibilities are numerous. Everything can be envisaged in this first living room which has direct access to the rear garden: a studio, a master suite or even a teenager's bedroom. A dressing room, a laundry room, a storage room and a separate toilet complete this first level.

The interior staircase leads to the bright and crossing living room of 38m<sup>2</sup>. It consists of an equipped kitchen open to the second living room area. The view is extended thanks to the 17m<sup>2</sup> terrace which is draped in a green envelope.

An exterior staircase connects it to the garden. A bathroom and a toilet complete this level. The second floor offers three bedrooms with storage space as well as a bathroom with WC.

At the back of the house, the plot accommodates the garden which will delight adults and especially young ones.

A change of scenery is guaranteed for this house located between Fanac Island, the banks of the Marne and Rue de Paris where nautical activities are part of everyday life.

In addition to the 2 closed garages, the front plot allows several vehicles to be parked outside.

Joinville le Pont RER station, 8 min walk Jaurès district

Ref 6105

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices in the year 2021: between EUR1530 and EUR2120.

Vanessa Goracy EI - RSAC sales agent: -Créteil

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€899,000

## Key Information

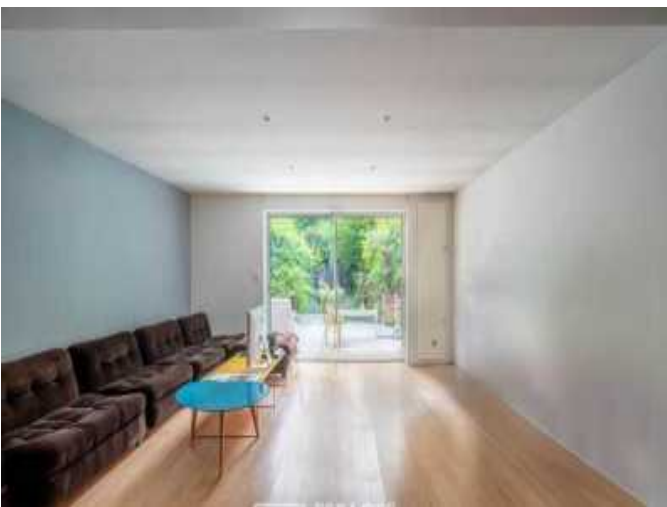
Internal Area:	167 sqm
Land Area:	0.05 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates