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## 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...

### 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 m<sup>2</sup> of living space (193m<sup>2</sup> 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

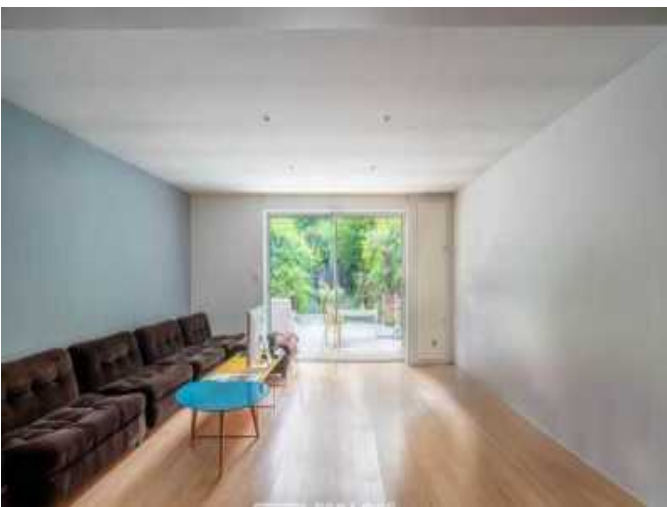
Internal Area:	167 sqm
Land Area:	0.05 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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