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## House with terrace and garden

Montreuil , Seine-Saint-Denis , Paris Ile-de-France



# €650,000

inc. of agency fees

3 Beds   1 Baths   130 sqm   0.01 ha

Located near the Montreau park, this 174 m<sup>2</sup> house (130 m<sup>2</sup> living space) on 3 levels, benefits from a wooded garden with a 45m<sup>2</sup> furnished terrace. On the ground floor, the entrance accommodates an office,...

### At a Glance

<b>Reference</b>	MFH-PARIS7713	<b>Near to</b>	Montreuil	<b>Price</b>	€650,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located near the Montreau park, this 174 m<sup>2</sup> house (130 m<sup>2</sup> living space) on 3 levels, benefits from a wooded garden with a 45m<sup>2</sup> furnished terrace. On the ground floor, the entrance accommodates an office, a row of wall cupboards, a staircase leading to the first level where there is a living room with a semi-open kitchen, a bathroom with toilet and a storeroom. On the garden level, the 50 m<sup>2</sup> living room is through with an East-West exposure. It has a balcony to the East and to the West a terrace accessible from the living room thanks to a large bay window. Extended by a 60 m<sup>2</sup> garden, the 45 m<sup>2</sup> terrace is decorated with an outdoor

lounge and a dining area under a pergola, a tiki bar, all without vis-à-vis. The top floor houses three bedrooms including a master suite with a shower room and separate toilet. The entire house was revisited by an interior designer in 2021. The colors are soft, the surfaces have been optimized. Whether in the living rooms or the bedrooms, all the storage has been custom-made. The staircase leading to the ground floor and the floor on this level are made of polished concrete. This property also has reversible air conditioning on the garden level and on the top floor. The garage, laundry room and cellar form a space of approximately 45m<sup>2</sup> offering potential for additional development. This bright house with contemporary fittings is ideal for entertaining. RER E: Rosny-sous-Bois 600 m Metro line 11 Information on the risks to which this property is exposed is available on the Géorisques website: ENERGY CLASS: D/CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from 2021 prices between EUR18,580 and EUR2,200.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€650,000

### Key Information

Internal Area:	130 sqm
Land Area:	0.01 ha

### Location: Paris Ile-de-France



# Gallery









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