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## **Bourgeois house with terrace and garden**

Neuilly Plaisance, Seine-Saint-Denis, Paris Ile-de-France



€690,000

inc. of agency fees

**5** Beds **1** Baths **145** sqm **0.03** ha

This charming 1900 bourgeois house, close to the city center, built on a plot of 513m2, develops 145m2 Carrez on three levels. On the ground floor, the entrance hall, decorated with period cement tiles,...

### At a Glance

**Reference** MFH-PARIS7639 **Near to** Neuilly Plaisance **Price** €690,000

Bed 5 Bath 1 Hab.Space 145 sqm

Land 0.03 ha Pool No Land Tax N/A

## **Property Description**

This charming 1900 bourgeois house, close to the city center, built on a plot of 513m2, develops 145m2 Carrez on three levels.

On the ground floor, the entrance hall, decorated with period cement tiles, serves the living room, the dining room, the kitchen with direct access to the terrace and the garden and a separate toilet with washing machine. hand.

On the first floor, a landing leads to two bedrooms of 14 m2 and 18m2, a bathroom with shower and separate

toilets with hand basin.

On the second floor, a landing leads to two bedrooms of 12m2 and 13m2, one with a terrace and a bathroom with toilet.

The attic has been converted into a bright room that can be used as a bedroom or office.

A full basement and a garage for two cars complete this property.

This quiet and bright family home is ideal for entertaining with its 290m2 wooded garden.

Free parking at the Rosny II shopping center for metro line 11

RER E 10 minutes by car.

Metro line 11, 10 minutes by car

Bus 145 at 500m

Co-ownership of ground (no charge) of 2 lots (No procedure in progress).

Information on the risks to which this property is exposed is available on the Géorisks website:

ENERGY CLASS: E CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use established based on prices for the year 2021 between 2,810 euros and 3,850 euros.

RSAC: Bobigny

Condominiums of 2 units.

# Summary

Property type: House Bedrooms: 5
Bathrooms 1

Price €690,000

# **Key Information**

Internal Area: 145 sqm Land Area: 0.03 ha Has a Garden Yes

**Location: Paris Ile-de-France** 



# Gallery





















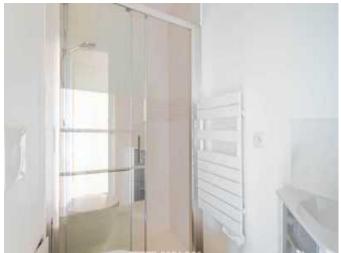




















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### C. BAUER – Sunday Times

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S. and L. BROWN



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