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## House with rooftop

Aulnay Sous Bois , Seine-Saint-Denis , Paris Ile-de-France



**€580,000**

inc. of agency fees

4 Beds      165 sqm      0.01 ha

Located in the residential area of the Hôtel de Ville in Aulnay-sous-Bois, this architect-designed house of 165 m<sup>2</sup> built in 2016 offers an exceptional...

### At a Glance

<b>Reference</b>	MFH-PARIS8507	<b>Near to</b>	Aulnay Sous Bois	<b>Price</b>	€580,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	165 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the residential area of the Hôtel de Ville in Aulnay-sous-Bois, this architect-designed house of 165 m<sup>2</sup> built in 2016 offers an exceptional living environment.

On four levels, it combines contemporary design, brightness and modern comfort, particularly accentuated by the presence of an elevator.

Featuring a 53 m<sup>2</sup> rooftop, this property benefits from an unobstructed view.

On the ground floor, the entrance leads to a bedroom with a private terrace, a shower room, a dressing room, a separate toilet and parking for two cars.

On the first floor, a hallway leads to a spacious kitchen with a pantry, opening onto a bright living room extended by a west-facing terrace. This level also includes a separate toilet and a laundry/storage room.

On the second floor there are three bedrooms, one with a balcony, two dressing rooms, a shower room and a separate toilet.

On the top level, a real asset and ideal for entertaining, a 53 sqm rooftop benefits from an unobstructed view. This roof terrace is equipped with a water supply and electricity.

A separate toilet and plenty of storage complete this level. The house has underfloor heating on each floor, reversible air conditioning on the first and second floors and a centralized vacuum cleaner.

This property bathed in natural light thanks to its many openings is both modern and functional.

The location, the calm and the beautiful volumes make this family home unique and ideal for entertaining.

RER B: Aulnay-Sous-Bois at 145 meters

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,680 and EUR2,330 (subscription included)

Information on the risks to which this property is exposed is available on the G eorisques website:

RSAC: Bobigny (4.88 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	4
Price	€580,000

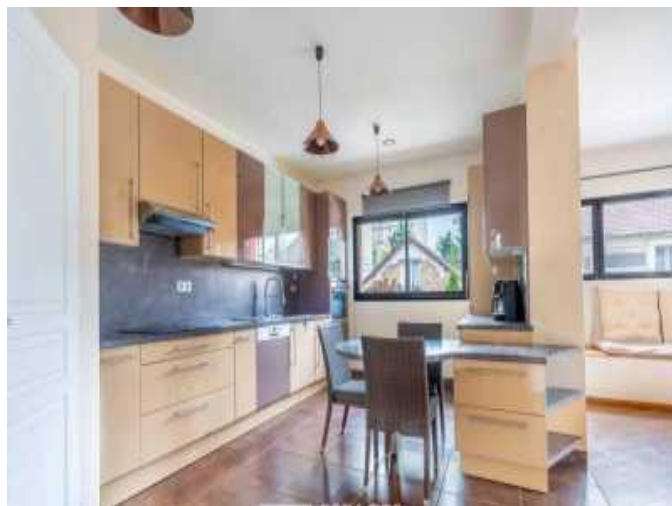
## Key Information

Year Built:	2016
Internal Area:	165 sqm
Land Area:	0.01 ha

## Location: Paris Ile-de-France



## Gallery







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**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.

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