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## Modern house with landscaped garden and outbuilding

Noisy le Grand , Seine-Saint-Denis , Paris Ile-de-France



**€1,155,000**

inc. of agency fees

4 Beds    1 Baths    234 sqm    0.13 ha

Located in a privileged and suburban area of ??Noisy le Grand, close to the theater and the market, this house from 2005 develops 234m2 of living space on two levels and has landscaped and wooded grounds...

### At a Glance

<b>Reference</b>	MFH-PARIS5705	<b>Near to</b>	Noisy le Grand	<b>Price</b>	€1,155,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	234 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a privileged and suburban area of ??Noisy le Grand, close to the theater and the market, this house from 2005 develops 234m2 of living space on two levels and has landscaped and wooded grounds of 1346m2.

The entrance hall opens onto a 50 m2 living room, the open kitchen and laundry room, a master suite

consisting of a corridor with storage, a dressing room, a bedroom and its bathroom. A clearance allows access to the boiler room and the adjoining garage which can accommodate two cars. The large bay window which opens onto the south-west facing terrace brings constant light to the master suite as well as the dining room. An independent toilet completes the ground floor.

On the first floor, the 28 m<sup>2</sup> landing (possibility of creating an office room) leads to three bedrooms, one of which has its own bathroom and spa bath, a second with a shower room and toilet as well as a room that can be used as a dressing room. and independent toilets. A terrace serves two of the bedrooms.

At the back of the plot there is an outbuilding of approximately 47m<sup>2</sup> currently serving as a garage for three cars.

Exterior lighting, like the shutters and the alarm are managed by home automation. Hot water comes mainly from photovoltaic panels located on the roof.

This property is a true haven of peace opening onto the greenery, not overlooked, quiet, ideal for a family, close to the nursery, schools, shops.

Transport: RER A Noisy le grand ? Mont d'Est ? 18 min

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

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on prices for the year 2021 between euros1,470 and euros2,050.

RSAC: Bobigny

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,155,000

### Key Information

Year Built:	2005
Internal Area:	234 sqm
Land Area:	0.13 ha
Has a Garden	Yes

### 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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