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## Mansion with garden

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



# €750,000

inc. of agency fees

6 Beds   1 Baths   175 sqm   0.08 ha

Hidden from view, just a few steps from the city center of Rosny Sous-Bois, is this 19th century mansion of 175m<sup>2</sup> on three levels on a plot of 737m<sup>2</sup>. Accessible by a staircase, the entrance leads to a...

### At a Glance

<b>Reference</b>	MFH-PARIS7797	<b>Near to</b>	Rosny Sous Bois	<b>Price</b>	€750,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	175 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Hidden from view, just a few steps from the city center of Rosny Sous-Bois, is this 19th century mansion of 175m<sup>2</sup> on three levels on a plot of 737m<sup>2</sup>. Accessible by a staircase, the entrance leads to a double living room of approximately 45m<sup>2</sup> entirely open and extended by a kitchen with veranda giving access to a terrace and the garden. A period staircase leads to the first floor composed of three bedrooms ranging from 9 to 14m<sup>2</sup>, a shower room and a bathroom. On the top level, a corridor distributes three attic bedrooms as well as a separate toilet. The creation of a third bathroom is easily envisaged. Accessible by a staircase on the ground

floor, a full basement and a double garage complete this property. The architecture, the generous volumes and the wooded and green garden make this property unique Transport: RER E Rosny-Sous-Bois 3 minutes on foot: Paris 15 minutes! City center: 5 minutes on foot ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,860 and EUR3,930 Information on the risks to which this property is exposed is available on the Géorisques website:

### Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€750,000

### Key Information

Year Built:	1900
Internal Area:	175 sqm
Land Area:	0.08 ha
Has a Garden	Yes

### Location: Paris Ile-de-France

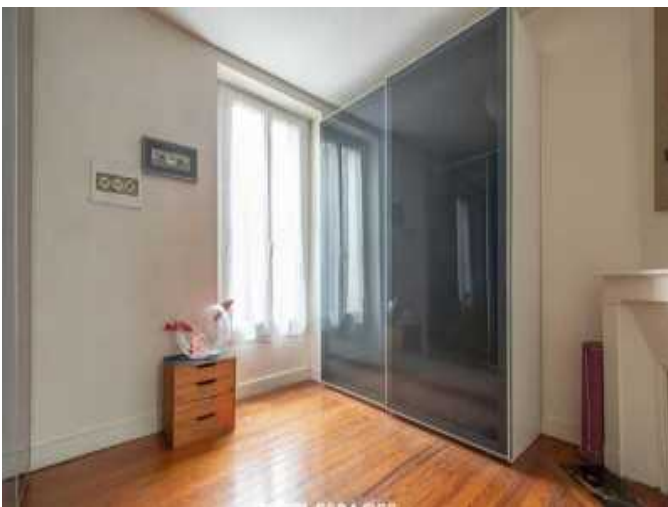




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