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House with garden and roof terrace

Livry Gargan , Seine-Saint-Denis , Paris Ile-de-France



€650,000

inc. of agency fees

5 Beds 2 Baths 240 sqm 0.05 ha

In a quiet residential street in Livry Gargan, this house of 240m² of living space from the 1970s on 2 levels benefits from a wooded plot of approximately 470m² with terrace. The ground floor forms a...

At a Glance

Reference	MFH-PARIS6292	Near to	Livry Gargan	Price	€650,000
Bed	5	Bath	2	Hab.Space	240 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

In a quiet residential street in Livry Gargan, this house of 240m² of living space from the 1970s on 2 levels benefits from a wooded plot of approximately 470m² with terrace.

The ground floor forms a living room with fireplace and open kitchen.

A small corridor leads to a bedroom with office area and independent toilets. The south-facing terrace is accessible from the kitchen and the office. The many openings leave plenty of room for light and vegetation. On the first floor, on the landing converted into an office and dressing room leads to a master suite with

bathroom and shower, two bedrooms with dressing room, a second bathroom with shower and a separate toilet.

A staircase located on the first floor leads to the roof terrace of the house offering an unobstructed view of the surroundings.

On the ground floor, a garage with double parking spaces and two laundry rooms complete the set.

This ideally located family home, close to shops and schools, offers a peaceful living environment conducive to entertaining.

Transport: Bus 147 at 1km and Tram T4 at 750m

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

ENERGY CLASS: C /CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on prices for the year 2021 between euros1,820 and euros2,500.

RSAC: Bobigny

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€650,000

Key Information

Internal Area:	240 sqm
Land Area:	0.05 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Paris Ile-de-France



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