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## 19th Century Family Home

Sucy En Brie , Val-de-Marne , Paris Ile-de-France



# €720,000

inc. of agency fees

6 Beds      189 sqm      0.04 ha

It is in the popular Petit Val district of Sucy-en-Brie, in the immediate vicinity of transport, that an elegant 19th century family home with timeless...

### At a Glance

<b>Reference</b>	MFH-PARIS8904	<b>Near to</b>	Sucy En Brie	<b>Price</b>	€720,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	189 sqm
<b>Land</b>	0.04 ha			<b>Land Tax</b>	N/A

### Property Description

It is in the popular Petit Val district of Sucy-en-Brie, in the immediate vicinity of transport, that an elegant 19th century family home with timeless charm appears. This residence seduces with its authenticity, its generous spaces and offers harmonious volumes of 209m<sup>2</sup> of living space spread over 3 levels. Outside, the 400 sqm wooded garden invites you to relax, to moments of conviviality and naturally extends the interior spaces. The ground floor is structured around a large living room equipped with a wood stove where you can easily project yourself for warm evenings by the light of the fire. The 3 openings extend the exterior view

onto a garden sheltered from view. A large separate fitted kitchen, functional and convivial, opens onto a dining room facing due west, ideal for welcoming family, friends and enjoying direct access to the terrace for long summer evenings. A separate toilet completes this level. A beautiful period wooden staircase serves the floors dedicated to the sleeping area. A large landing gives access to a spacious bedroom of 22m<sup>2</sup> completed by a dressing room, a toilet and a large shower room. Opposite, 2 additional bedrooms complete this level. The 2nd and last floor offers 3 additional bedrooms, one of which is over 25m<sup>2</sup> with plenty of storage, a shower room and separate toilets. This level can be dedicated to children or friends and allows everyone to have their own space. Accessible from the ground floor, a full basement offers potential for additional storage or development and includes a cellar, a laundry room and 2 other spaces to use according to everyone's wishes. A closed garage at the back of the house completes this perfect setting for a practical and serene daily life. Ideally located 6 minutes walk from the RER Sucy Bonneuil station, shops and schools, the town of Sucy-en-Brie located only 13 km from Paris is popular with couples and families looking for a quality of life that has become essential. This residence represents a rare opportunity for lovers of houses with a historic charm combining character and functionality. A perfect balance between modernity and old-world charm that naturally invites you to drop off your suitcases and announces moments filled with life and shared memories

RER A: Sucy-Bonneuil: 5 min walk (Gare de Lyon 24 minutes away) Daycare centers: 4 min walk Schools: 6 min walk Shops: 10 min walk ENERGY CLASS: G CLIMATE CLASS: G Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR8,960 and EUR12,180 (subscription included).

## Summary

Property type:	House
Bedrooms:	6
Price	€720,000

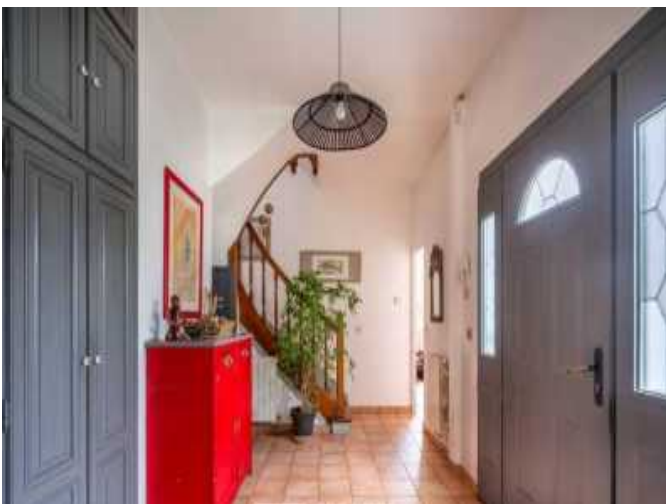
## Key Information

Year Built:	1830
Internal Area:	189 sqm
Land Area:	0.04 ha
Has a Garden	Yes

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



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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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