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## Family home with landscaped garden

Sevrans , Seine-Saint-Denis , Paris Ile-de-France



**€558,000**

inc. of agency fees

5 Beds   2 Baths   200 sqm   0.06 ha

Located in the popular residential area of the Trèfles district, this 200 sqm house built in 2002 benefits from generous volumes, a 250 sqm landscaped...

### At a Glance

<b>Reference</b>	MFH-PARIS6010	<b>Near to</b>	Sevrans	<b>Price</b>	€558,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the popular residential area of the Trèfles district, this 200 sqm house built in 2002 benefits from generous volumes, a 250 sqm landscaped garden and a 100 sqm basement.

The entrance leads to a large 78 sqm living room bathed in light thanks to a beautiful orientation and large French windows providing continuous light throughout the day. This set, extended by a terrace, is arranged in several spaces such as a living room with a stone fireplace, a dining room and a large open kitchen, creating a

warm and friendly atmosphere. This level also offers a 12 sqm office/games room as well as a separate toilet.

Upstairs, there are three spacious and bright bedrooms, a shower room with WC benefiting from a skylight, as well as a master suite with separate dressing room and a Mediterranean-style shower room with WC. All bedrooms have private balconies and French windows.

The ideally laid out 100 sqm basement benefits from high ceilings. A real asset that allows you to optimize the space according to your personal or professional projects.

At the back of the house, the perfectly maintained 250 sqm garden, quiet and not overlooked, gives an intimate and pleasant atmosphere.

The location, the beautiful volumes and the custom-made fittings make it a unique property close to all the amenities useful for family life.

The 561 sqm plot also has a large driveway at the front of the house, allowing several vehicles to be parked.

RER B: Sevrans-Livry 4 minutes by car and 15 minutes on foot.

Porte de Pantin: 20 min by cycle path.

City centre and town hall: 5 minutes by car.

Parc de la Poudrerie: also 5 minutes by car.

Canal de l'Ourcq: 5 minutes on foot.

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,200 and EUR1,670 (subscription included).

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€558,000

Key Information

Year Built:	2002
Internal Area:	200 sqm
Land Area:	0.06 ha
Property Features:	
• Balcony: 4	
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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