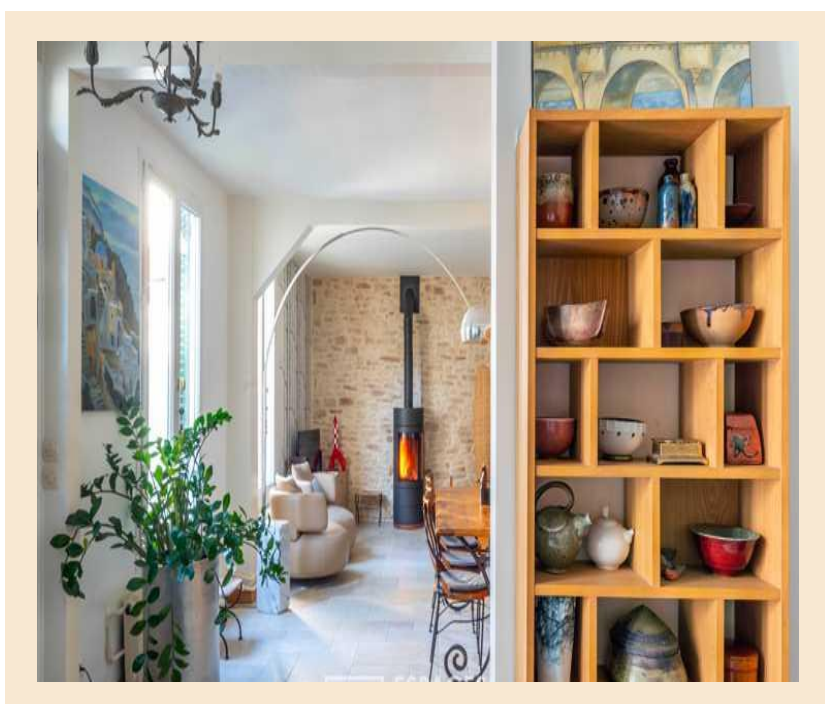


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## Renovated 19th century building and its bucolic garden

Choisy Le Roi , Val-de-Marne , Paris Ile-de-France



# €625,000

inc. of agency fees

3 Beds   1 Baths   109 sqm   0.05 ha

Located in the residential area of Gondoles Sud in Choisy le Roi, hidden at the bottom of a 468m2 wooded garden, out of sight, this late 19th century building of 109m2 was completely renovated with taste...

### At a Glance

<b>Reference</b>	MFH-PARIS8988	<b>Near to</b>	Choisy Le Roi	<b>Price</b>	€625,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	109 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the residential area of Gondoles Sud in Choisy le Roi, hidden at the bottom of a 468m2 wooded garden, out of sight, this late 19th century building of 109m2 was completely renovated with taste in 2018 and has an exceptional charm. After climbing a few steps and admiring the period awning, a beautiful front door reveals a large living space adorned with Burgundy stone distributing the different living rooms. On the

one hand, the living room, decorated with an Austroflamm wood stove, a real decorative element, accentuates the warm character of this room bathed in light thanks to the two large windows and its western exposure. On the other hand, the open kitchen, fully equipped, also benefits from a glazed surface facing outwards. In the extension, a hallway distributes a characterful office, dressed with a custom-made bookcase. This space, which leaves room for the imagination of adults and children alike, can also be converted into a bedroom. A discreet bathroom decorated with zellige-effect tiles and a toilet complete this level. A country house atmosphere floods this bright, refined living space made of high-end materials. An open oak staircase leads to the sleeping area located on the 1st floor. The elegant and refined master suite has a contemporary bathroom with a freestanding bathtub, a large walk-in shower and a suspended toilet. Opposite, carefully designed, a second bedroom with a custom-made Murphy bed saves space to transform it into a play area in a few seconds with plenty of storage space. The third and final bedroom, in a row, just as bright and functional, has a custom-made dressing room. A full basement with laundry room, accessible from the outside, allows for additional space to be fitted out according to everyone's wishes. Thanks to a landscaped and intimate garden, leaving the city in a fraction of a second and finding yourself in a bucolic setting is within reach. A beautiful century-old tree naturally invites you to moments of rest and relaxation. Located on the banks of the Seine, ideal for jogging, bike rides or walking towards the Parc départemental de Choisy, this residence and its idyllic location only reinforce a practical and family lifestyle thanks to the immediate proximity of shops and amenities (cinema, swimming pool, theater, media library). The refined services of this building make it a real cocoon where it will be good to let yourself be carried away for many years. Blending completely into this green setting, a double closed garage, with a charging station for electric cars completes this freehold property. RER C: Choisy le roi 5 min walk (7 minutes to BNF by RER) Daycare: 1 min walk Schools: 6 min walk Shops: 2 min walk ENERGY CLASS: D CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,130 and EUR2,930 (subscription included).

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€625,000

### Key Information

Internal Area:	109 sqm
Land Area:	0.05 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery







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