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House with large tree-lined courtyard in the heart of the city

Clichy , Hauts-de-Seine , Paris Ile-de-France



€1,690,000

inc. of agency fees

5 Beds 1 Baths 247 sqm

In the heart of Clichy, a few steps from the town hall, nestled at the back of a small condominium, hides this 203 m² Carrez house, completed by an independent...

At a Glance

Reference MFH-PARIS6506-C2
Bed 5

Near to Clichy
Bath 1
Pool No

Price €1,690,000
Hab.Space 247 sqm
Land Tax N/A

Property Description

In the heart of Clichy, a few steps from the town hall, nestled at the back of a small condominium, hides this 203 m² Carrez house, completed by an independent two-room apartment of 40m², built around a private courtyard of approximately 70m².

This unique project comes from the rehabilitation of several workshops transformed today into a unique and unusual home.

Past the condominium hall, an imposing gate reveals a true haven of peace with its pretty tree-lined courtyard equipped with a dining area, garden furniture on the terrace and an ornamental fountain.

The entrance to the house, embellished by a master glassmaker with pretty colored stained glass windows, opens onto a vast living space of 69m² built around a beautiful custom-designed wrought iron staircase lit by a glass roof. It demarcates the kitchen and dining room from the living room with a fireplace.

Upstairs, a passageway lined with wrought iron leads to 3 bedrooms (one with its own bathroom) and a large landing giving access to an office in the attic. Next comes a second bathroom bathed in light thanks to its large skylight, a laundry room and toilets.

Finally, you reach the large master bedroom of 24m² Carrez whose half-timbering provides undeniable charm. The bedroom gives access to the attic (34m² on the ground) and serves a large bathroom with shower and spa for 4 people, opening onto a charming balcony overlooking the courtyard.

The two-room apartment, completely independent and recently renovated, right on the courtyard, has great potential for professional, rental or personal use.

A large shed of approximately 10m² completes this property.

The calm, the house spirit, the generous volumes make this property extremely rare in the area and represent the ideal place for a family looking for space and calm in the center of Clichy.

Extremely well served by transport: Metro Mairie de Clichy 5 minutes on foot, 12 minutes from the Paris Court and Porte de Clichy, 10 minutes line L Clichy/Levallois.

Town hall, shops and Ste Marguerite school in the immediate vicinity.

Property subject to the co-ownership regime.

ENERGY CLASS: F / CLIMATE CLASS: C.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros3,560 and euros4,850.

Information on the risks to which this property is exposed is available on the G eorisks website:

YON- - EI - RSAC: Nanterre.

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 5564 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,690,000

Key Information

Internal Area:	247 sqm
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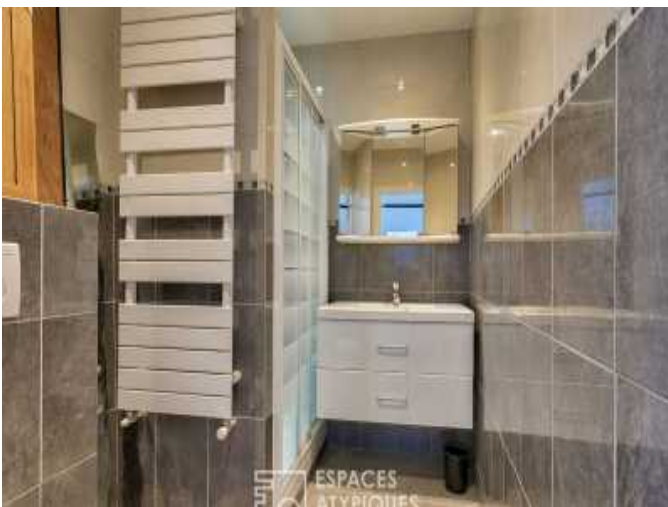
Location: Paris Ile-de-France



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