

[Click to view MFH-PARIS4743EP](#)

## House with terrace and garden

Rosny Sous Bois , Seine-Saint-Denis , Paris Ile-de-France



**€529,000**

inc. of agency fees

3 Beds      2 Baths      155 sqm

Located between the Parc Montreau de Montreuil and the Rosny-Rail museum, this freehold house of 180 m<sup>2</sup> benefits from a garden and a terrace. The entrance opens on the one hand to a 44 m<sup>2</sup> living room...

### At a Glance

<b>Reference</b>	MFH-PARIS4743EP	<b>Near to</b>	Rosny Sous Bois	<b>Price</b>	€529,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	155 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located between the Parc Montreau de Montreuil and the Rosny-Rail museum, this freehold house of 180 m<sup>2</sup> benefits from a garden and a terrace.

The entrance opens on the one hand to a 44 m<sup>2</sup> living room with access to the extended terrace of the garden and on the other hand to a dining kitchen. A separate toilet completes this level.

Upstairs are a master suite with dressing room, a bedroom, a bathroom with shower and a separate toilet.

In the attic, a bedroom with shower room is lit by skylights.

Accessible from the living room, in the semi-buried basement there is an office, a laundry room and a cellar. The generous volumes, the luminosity and the optimization of the spaces make this house an ideal family place.

RER: Rosny-sous-Bois at 500 meters.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between euros2,340 and euros3,220.

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

RSAC: BOBIGNY

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€529,000

## Key Information

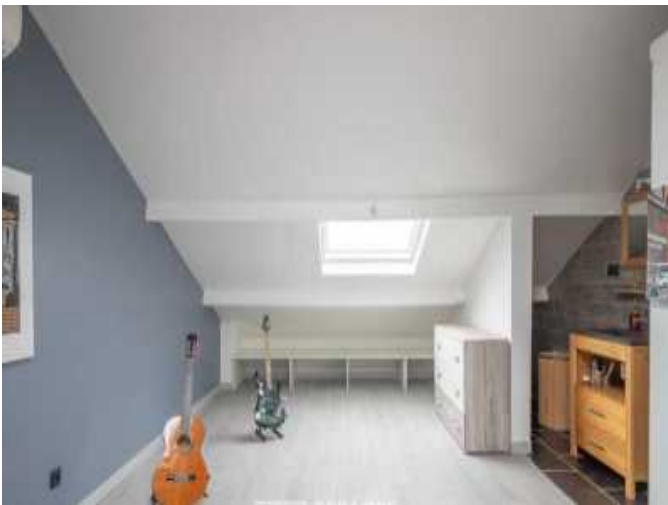
Internal Area:	155 sqm
----------------	---------

## Location: Paris Ile-de-France



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates