



94100 PARIS, SAINT-MAUR, BEAUTIFUL FAMILY HOME, 7 BEDROOMS AND SEPARATE STUDIO
288M², GARDEN ON PLOT OF 470M²

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BEAUTIFUL FAMILY HOME,
7 BEDROOMS AND
SEPARATE STUDIO 288M²,
GARDEN ON PLO...



PROPERTY FACT FILE	
REFERENCE	A41632EMB94
PRICE	€ 1,045,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 000 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	267 m ²
LAND	470 m ²
TOWN	Saint-Maur-des-Fossés
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Habitable, Good condition
FEATURES	Private parking, Detached, Open fireplace
<small>*Price based on current exchange rate which is subject to change</small>	



- Spacious bright detached family home/ house
- Terrace onto garden with trees, not overlooked
- Sunny South/east-facing garden, private parking
- RER, future line 15, 30 mins from Paris by bike
- 5 minutes from some of the top schools in the town

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Paris, Saint-Maur-des-Fosses, 94, detached 7 bedroom family home with area of 288m² on 470m² of land. EPC: D. 360° view & floor plan. The 'des Bagaudes' neighbourhood a 12 minute walk from the Historic part of town, close to Paris and Parc de Vincennes. A rare chance to settle in a peaceful, up and coming and overall safe

DESCRIPTION

DPE:

Energy performance 245D/48D-->Final energy 225 D

Essential work to achieve C-rating Estimated cost: £42,800 to £64,200

Additional work to consider-->Estimated cost: £50,600 to £75,900

Surface area details:

- House (8 rooms - T8 - 6/7 bedrooms) = 267 m²

--> Ground floor: • Entrance hall 5.89 m²; Kitchen 12.64 m²; Living room 43.72 m²; WCI 3.16 m²

--> 1st floor: Landing 10.81 m², 3 bedrooms 14.28 m², 14.53 m² & 14.34 m²; Bathroom + WCI 6.24 m², Shower room + WC 3.12 m², Bathroom + WC2 4.43 m², Cupboard 1.54 m²

--> 2nd floor: Landing 0.92 m² Bedroom 4 with bathroom (double sink and bathtub) 25.44 m², Shower room 1.46 m²; WC2 0.91 m²

--> Basement - Hallway 14.62 m²; Room 1 4.96 m²; Room 2 3.72 m²; Room 1 15.31 m²; Room 2 32.39 m²; Room 3 13.61 m²; Kitchen 6.11 m²; Bathroom 2.87 m²; Toilet 1.51 m²; Laundry room 8.49 m²; Wine cellar 8.03 m²

--> Exterior - Wooden shelters 3.18 m²; Rubbish storage room 3.65 m²; Storage room 1 3.49 m²; Storage room 2 2.67 m²

Features: renovated in 2023 and ready to move into, built in 1957 in a very friendly and safe neighbourhood. south/east facing, sunny terrace overlooking the garden. The space benefits from lots of natural light, spacious dimensions with modern kitchen, South East orientation, several terraces and a garden. Flexible layout with the possibility (subject to obtaining the necessary permissions) of creating a separate studio or apartment on the lower ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41632EMB94>

COMPLETE FILE AND PHOTO ON REQUEST

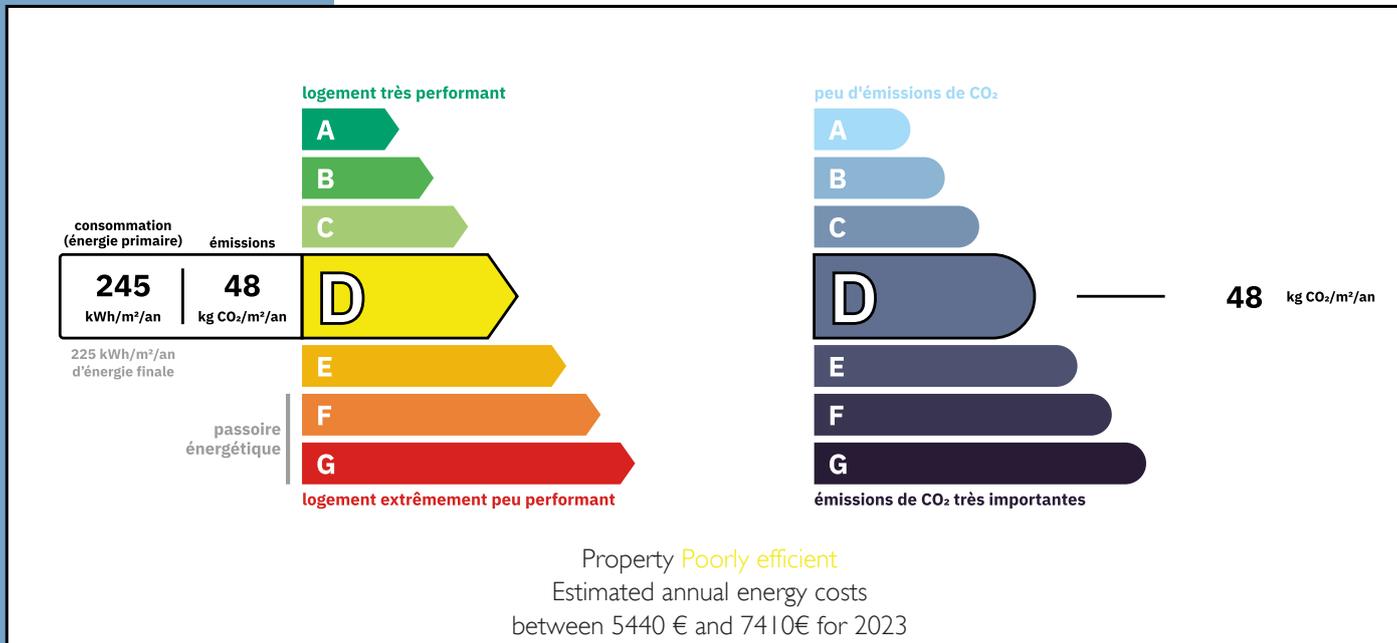


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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