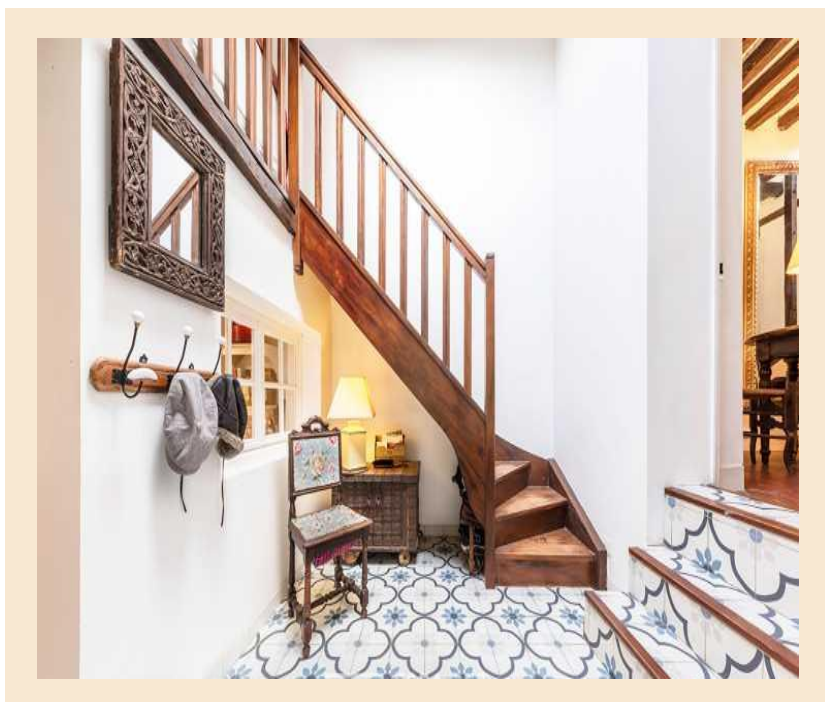


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## Le PARADOU - Old barn in country/chic style

Viarmes , Val-d'Oise , Paris Ile-de-France



# €547,000

inc. of agency fees

3 Beds   1 Baths   135 sqm   0.04 ha

This old hay barn and its stables, located in the historic heart of Viarmes, benefits from a pretty private garden with trees, complete with a car port with an electric vehicle socket. A beautiful entrance...

### At a Glance

<b>Reference</b>	MFH-PIC311	<b>Near to</b>	Viarmes	<b>Price</b>	€547,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	135 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This old hay barn and its stables, located in the historic heart of Viarmes, benefits from a pretty private garden with trees, complete with a car port with an electric vehicle socket. A beautiful entrance renovated with cement tiles delivers a great height under the ridge, welcoming the mezzanine dedicated to the offices of the parents. On the left wing, a recent fitted kitchen continues with a laundry room with shower, then a guest bedroom. The latter offers access to the garage or workshop from the inside. The Norman-style reception

room, with exposed beams, is dressed in old floor tiles, open fireplace and access to a beautiful terrace topped with a sculptural weeping willow. The parental floor develops an atypical bathroom with a 'lion's feet' bathtub and earthenware basin 'beginning of the century' as well as a bedroom with parquet floor with integrated cupboards and old alcove. The children's open space on the last level is dressed in an exposed frame with high ceilings. The intimate garden, not overlooked, is planted with trees and enclosed by stone walls. A vaulted cellar completes the set with outside access. All amenities are within walking distance. Blaise Pascal middle school / Marie Noël kindergarten / Louis Pergaud elementary school, on site. Market on Wednesday and Saturday. Crossroads Market / Café Multipurpose Hall / Gymnasium / Dance Hall / Sports Facility / Race Track / Viarmes Equestrian Center / Viarmes and Asnieres Tennis Club / Dojo / "De Viarmes" Hiking Loops / Mountain Bike and Pedestrian Hiking Loops " De Viarmes" / Archery stand and Club House Old castle, current town hall / Church of Saint-Pierre and Saint-Paul Bus 100 direct Charles de Gaulle Forest of Chantilly next to the city, possibility of cycling. Abbaye de Royaumont 2 km away with intense musical activity Line SNCF Paris Nord, 40 mins. 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 2180 euros and 3020 euros Marie 0783644202

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€547,000

## Key Information

Year Built:	1890
Internal Area:	135 sqm
Land Area:	0.04 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery





As Featured in

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**C. BAUER – Sunday Times**

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