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## Private mansion to restore

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



# €1,295,000

inc. of agency fees

10 Beds    5 Baths    383 sqm    0.08 ha

Located in the center of Choisy le Roi, in the immediate vicinity of the Town Hall Park, the Seine and the shops, this 19th century private mansion to be restored is spread over a plot of 773sqm. In the...

### At a Glance

<b>Reference</b>	MFH-PARIS5280	<b>Near to</b>	Choisy Le Roi	<b>Price</b>	€1,295,000
<b>Bed</b>	10	<b>Bath</b>	5	<b>Hab.Space</b>	383 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the center of Choisy le Roi, in the immediate vicinity of the Town Hall Park, the Seine and the shops, this 19th century private mansion to be restored is spread over a plot of 773sqm. In the purest tradition of bourgeois residences, this exceptional property develops 383sqm of living space spread over 4 levels. Outside, a wrought iron gate, a stone stoop and a marquise come to sublimate this maintained facade. On the other side, a fully enclosed garden with trees benefits from a southern exposure. Inside, parquet, moldings fireplaces take place quite naturally in this decor to be reinterpreted. Today, 5 apartments take place on these

four levels. A basement of approximately 70sqm, a garage that can accommodate 3 cars as well as 3 outdoor parking spaces complete this property. RER C: 7 min on foot Banks of the Seine 8 min on foot Shops: 5 min on foot ENERGY CLASS: G/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on the prices of energy of the year 2021: EUR "Housing with excessive energy consumption: Class F / G The law requires that the level of energy performance of the property, currently class F / G, be understood, from January 1, 2028 , between class A and class E'. "Information on the risks to which this property is exposed is available on the Georisks website for the areas concerned.

## Summary

Property type:	House
Bedrooms:	10
Bathrooms	5
Price	€1,295,000

## Key Information

Internal Area:	383 sqm
Land Area:	0.08 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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