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## Bourgeois house with landscaped garden, near the banks of the Marne

Noisy Le Grand , Seine-Saint-Denis , Paris Ile-de-France



**€895,200**

inc. of agency fees

5 Beds   1 Baths   190 sqm   0.15 ha

Located in the popular Villeflaix private park in Noisy-le-Grand, this house of approximately 200m2 built on a full basement and on wooded land of 1500m2...

### At a Glance

**Reference** MFH-PARIS6348

**Bed** 5

**Land** 0.15 ha

**Near to** Noisy Le Grand

**Bath** 1

**Pool** No

**Price** €895,200

**Hab.Space** 190 sqm

**Land Tax** N/A

### Property Description

Located in the popular Villeflix private park in Noisy-le-Grand, this house of approximately 200m<sup>2</sup> built on a full basement and on wooded land of 1500m<sup>2</sup> not overlooked.

The entrance leads to a 41m<sup>2</sup> living/dining room with fireplace and a 15m<sup>2</sup> kitchen, both opening onto a terrace with a view of the Marne Valley. A master suite, an 11m<sup>2</sup> office, and a separate toilet complete the ground floor

On the first level, a hallway serves 3 bedrooms and a master suite, a bathroom and a separate WC

In the basement, a reception room overlooking the garden, a laundry room, a cellar, a boiler room and a double garage

This property is a true haven of peace open to greenery, not overlooked, quiet, ideal for a family

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

ENERGY CLASS: E / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on prices for the year 2021 between euros2,990 and euros4,120.

RSAC : Meaux (3.49 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€895,200

Key Information

Internal Area:	190 sqm
Land Area:	0.15 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery













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**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**



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