

[Click to view MFH-PARIS8210](#)

## Family triplex with garden in the heart of Créteil village

Creteil , Val-de-Marne , Paris Ile-de-France



# €675,000

inc. of agency fees

4 Beds      3 Baths      137 sqm

Located in the city center, in the heart of the village of Créteil and a few minutes from the banks of the Marne and the delightful Sainte-Catherine Island, this 264 m2 apartment (137 square meters) is...

### At a Glance

**Reference** MFH-PARIS8210

**Bed** 4

**Near to** Creteil

**Bath** 3

**Pool** No

**Price** €675,000

**Hab.Space** 137 sqm

**Land Tax** N/A

### Property Description

Located in the city center, in the heart of the village of Créteil and a few minutes from the banks of the Marne and the delightful Sainte-Catherine Island, this 264 m2 apartment (137 square meters) is nestled in a unique setting.

On the first and last floor of this residence, the apartment is composed of a large living room, dining room with a view overlooking a 45 m<sup>2</sup> terrace, which is itself between the living room and the kitchen, independent and equipped.

Below, a completely private 60 m<sup>2</sup> garden is revealed.

The ceiling height of the living room is close to the iconic interior architecture of the 90s, with arched windows in gilded metal, marble and columns.

Like an air of a Nice apartment floating on this very beautiful triplex with incredible volumes and striking potential.

The sleeping area is split in two. A part on the first floor, composed of 3 bedrooms, including a master suite (bath and shower) and completed by an adjoining independent shower room.

Finally, on the second and last floor, the attic, vast and bright, converted into a studio with office, bedroom and shower room. They will dream perfectly as a teleworking space or a games room.

This district of Créteil continues to charm Parisians and artists. It offers an extraordinary living environment at the gates of the capital. This is thanks to the high-quality school and after-school activities, food shops and a popular village life, complemented by permanent access to nature with the proximity of the magnificent Sainte-Catherine Island.

The potential, the perfect general maintenance and the location of this apartment make it a rare opportunity.

Metro Line 8: Créteil Préfecture: 20 min walk

Châtelet Les Halles: 35 minutes door to door via RER A

Shops Créteil Village: Immediate proximity

Île Sainte-Catherine: 3 min walk

Schools: Immediate proximity

The apartment is part of a small condominium of 2 lots.

ENERGY CLASS: D CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, indexed to prices on January 1, 2021: between EUR1,720 and EUR2,360 (subscription included). FAMULIAK - - Bobigny

Condominiums of 18 units (No proceedings in progress).

Annual expenses : 2100 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€675,000

## Key Information

Year Built:	1992
Internal Area:	137 sqm
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## 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