Click to view MFH-PARIS8594

# House with patio and garden

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



€650,000

inc. of agency fees

**4** Beds **200** sqm **0.04** ha

Located in Noisy-le-Grand, between the gentle banks of the Marne and the proximity of the city center, this 160 m<sup>2</sup> detached house blends discreetly and...

#### At a Glance

**Reference** MFH-PARIS8594 **Near to** Noisy Le Grand **Price** €650,000

Bed 4 Pool No Hab.Space 200 sqm

Land 0.04 ha Land Tax N/A

**Property Description** 

Located in Noisy-le-Grand, between the gentle banks of the Marne and the proximity of the city center, this 160 m<sup>2</sup> detached house blends discreetly and elegantly into the heart of a peaceful residential environment. Nestled in greenery, it boasts a tree-lined garden and an intimate patio, truly inviting to relax and enjoy one another.

Upon entry, the house reveals a vast, bright, and open-plan living space, punctuated by large windows. The generous living room features a carved wooden fireplace that delicately structures the ambiance between the living room and the dining room. The functional and inviting open kitchen extends into a pantry.

A toilet with a washbasin completes this level.

Upstairs, a spacious landing bathed in light, easily convertible into a bedroom, leads to two beautiful bedrooms, one of which is 20 m<sup>2</sup>, as well as a large bathroom with toilet. The spaciousness, high ceilings, and mezzanine offer a wide range of layout options.

Outside, the 200 m<sup>2</sup> garden and 65 m<sup>2</sup> patio offer private, private spaces, ideal for moments of sharing and quiet.

A separate annex of over 40 m<sup>2</sup>, accessible directly from the street or the garden, houses a complete apartment with a living room, open kitchen, bedroom, and bathroom with WC. Ideal for a self-employed business, independent accommodation, or rental.

A wine cellar, laundry/boiler room, and a garage complete this unique property in the area.

A house with a country feel, designed for family life, just steps from shops, schools, and walks along the Marne River.

Bus 220-303 600m away

RER A Noisy-le-Grand Mont d'Est 15min away

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average annual energy costs for standard use, indexed to 2021, 2022, and 2023: between euros4,070 and euros5,560 (subscription included)

Information on the risks to which this property is exposed is available on the Géorisques website:

Naigeon +33 6 75 06 62 65

RSAC (Registered Insurance Company): MEAUX (5.00 % fees incl. VAT at the buyer's expense.)

**Summary** 

Property type: House

Bedrooms: 4

Price €650,000

**Key Information** 

Year Built: 1930

Internal Area: 200 sqm

Land Area: 0.04 ha

Has a Garden Yes

**Location: Paris Ile-de-France** 



# Gallery











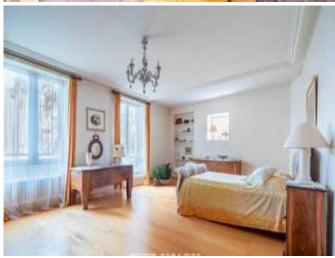






















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#### S. and L. BROWN



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