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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 m² 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 m² 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 m², as well as a large bathroom with toilet. The spaciousness, high ceilings, and mezzanine offer a wide range of layout options.

Outside, the 200 m² garden and 65 m² patio offer private, private spaces, ideal for moments of sharing and quiet.

A separate annex of over 40 m², 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



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C. BAUER – Sunday Times

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S. and L. BROWN



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