

[Click to view MFH-PARIS4950](#)

## Ecological house with garden in the city center

Maisons Alfort , Val-de-Marne , Paris Ile-de-France



**€895,000**

inc. of agency fees

4 Beds    1 Baths    103.8 sqm

It is in Maisons-Alfort that this triplex town house of 104 m2 and its garden of almost 90 m2 will be located. Enclosed in the quiet of a courtyard, it...

### At a Glance

**Reference** MFH-PARIS4950

**Near to** Maisons Alfort

**Price** €895,000

**Bed** 4

**Bath** 1

**Hab.Space** 103.8 sqm

**Pool** No

**Land Tax** N/A

### Property Description

It is in Maisons-Alfort that this triplex town house of 104 m<sup>2</sup> and its garden of almost 90 m<sup>2</sup> will be located.

Enclosed in the quiet of a courtyard, it is located in the heart of the Alfort district, 300 meters from the metro.

This district no longer presents itself, it is famous for its ideal location, at the gates of Paris, a few steps from the Marne, but also from shops and the metro.

The house, to be acquired off-plan with reduced rights, will be spread over 3 levels. The first level will consist of a large living room overlooking the garden and an open kitchen as well as a pantry or a bathroom depending on needs and a separate toilet. Upstairs, 3 bedrooms, one with a terrace, a bathroom and a separate toilet.

The last level offers multiple possibilities. Including a fourth bedroom or a work space as well as a bathroom, all opening onto a planted terrace. A cellar and a garage complete the services. At this stage, modularity and options are at the heart of the project, the quality of the materials and the care taken in the work make this house an incredible opportunity to acquire and build without assuming the risks and inconveniences linked to the 'exercice.

This house, ideally located, offers us the calm and tranquility of its garden combined with the advantages of a city center and energy performance which makes it economical and ecological.

A must to own!

ENERGY CLASS and CLIMATE CLASS blank

Metro line 8 Veterinary school: 3 min walk Shops: 2 min walk

FAMULIAK RSAC Number: - Bobigny

Condominiums of 8 units (No proceedings in progress).

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€895,000

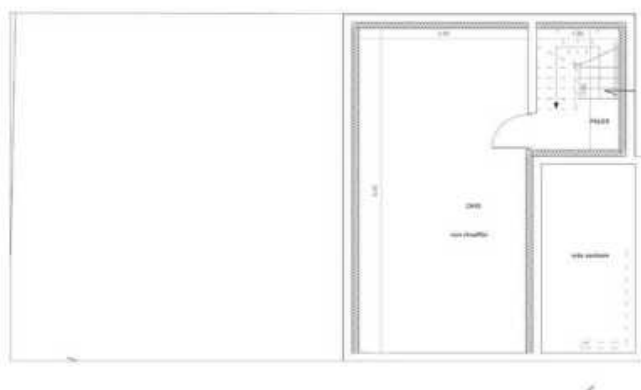
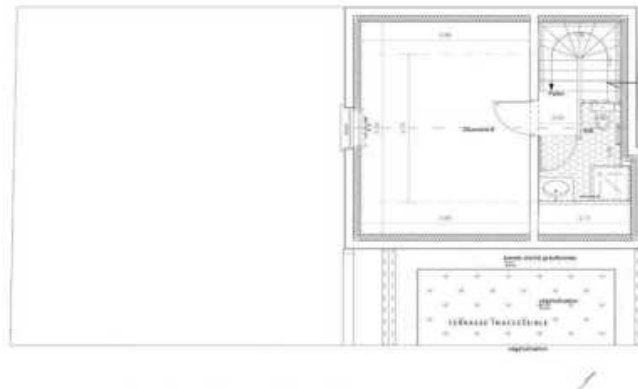
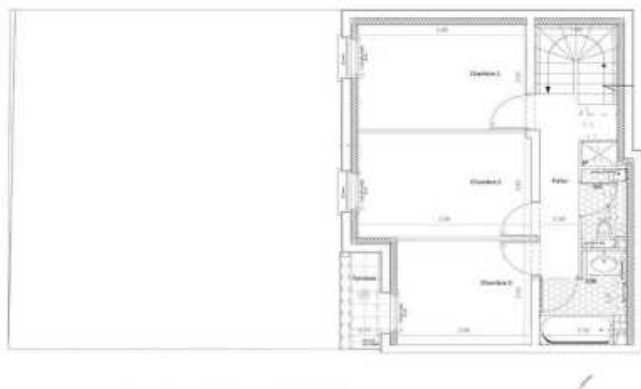
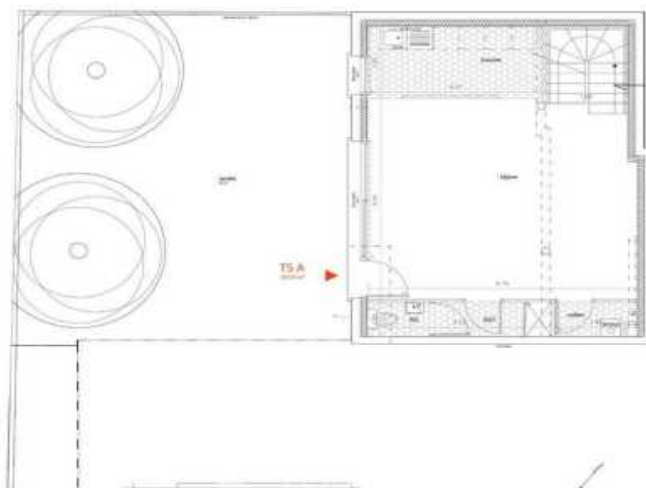
Key Information

Year Built:	2024
Internal Area:	103.8 sqm
Property Features:	
• Balcony: 2	
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 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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 cooling 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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved