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House with terrace and garden

Montreuil , Seine-Saint-Denis , Paris Ile-de-France



€600,000

inc. of agency fees

3 Beds 1 Baths 174 sqm 0.03 ha

Located near Parc Montreau, this 174 sqm house (130 sqm living space) on three levels, benefits from a wooded garden with a 45 sqm terrace. It is located...

At a Glance

Reference MFH-PARIS7713

Near to Montreuil

Price €600,000

Bed 3

Bath 1

Hab.Space 174 sqm

Land 0.03 ha

Pool No

Land Tax N/A

Property Description

Located near Parc Montreau, this 174 sqm house (130 sqm living space) on three levels, benefits from a wooded garden with a 45 sqm terrace. It is located in a quiet residential area.

On the ground floor, the entrance accommodates an office and a row of wall cupboards.

On the first floor there is a double living room, a semi-open kitchen, a bathroom with toilet and a pantry. A custom-made library and hi-fi cabinet harmoniously decorate the 40 sqm living room facing East / West. It has a balcony to the East and a terrace accessible from the living room thanks to a large bay window to the West.

Extended by a 150 sqm garden with barbecue, the terrace has a dining area under a pergola as well as a tiki bar, all without vis-à-vis.

The top floor houses three attic bedrooms, including a master suite with a separate shower room and toilet.

The garage, laundry room, and cellar form a 45sqm space offering additional development potential.

The property was completely redesigned in 2021 by an interior designer. The harmony of soft colors and the layout of the spaces provide a living environment that is both warm and functional. Each room, from the living areas to the bedrooms, has perfectly integrated custom storage. The staircase, the first-floor floor, and the shower room are made of polished concrete, bringing a modern and refined touch. The reception room and the master bedroom are equipped with reversible air conditioning for optimal comfort in all seasons.

This contemporary-style house is conducive to serenity and family life.

RER E: Rosny-sous-Bois 600 m

Metro line 11

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

ENERGY CLASS: D/CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established from 2021 prices between EUR18,580 and EUR2,200.

RSAC: Bobigny

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€600,000

Key Information

Internal Area:	174 sqm
Land Area:	0.03 ha

Location: Paris Ile-de-France



Gallery









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C. BAUER – Sunday Times

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S. and L. BROWN



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