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## House with terrace and garden

**Rosny Sous Bois , Seine-Saint-Denis , Paris Ile-de-France**



**€509,000**

**inc. of agency fees**

**3 Beds      2 Baths      155 sqm**

Located between the Parc Montreau de Montreuil and the Rosny-Rail museum, this freehold house of 180 m<sup>2</sup> benefits from a garden and a terrace. The entrance...

### At a Glance

**Reference** MFH-PARIS9476

**Near to** Rosny Sous Bois

**Price** €509,000

**Bed** 3

**Bath** 2

**Hab.Space** 155 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located between the Parc Montreau de Montreuil and the Rosny-Rail museum, this freehold house of 180 m<sup>2</sup> benefits from a garden and a terrace.

The entrance opens on the one hand to a 44 m<sup>2</sup> living room with access to the extended terrace of the garden and on the other hand to a dining kitchen. A separate toilet completes this level.

Upstairs are a master suite with dressing room, a bedroom, a bathroom with shower and a separate toilet.

In the attic, a bedroom with shower room is lit by skylights.

Accessible from the living room, in the semi-buried basement there is an office, a laundry room and a cellar.

The generous volumes, the luminosity and the optimization of the spaces make this house an ideal family place.

RER: Rosny-sous-Bois at 500 meters.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between euros2,340 and euros3,220.

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

RSAC: BOBIGNY

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€509,000

Key Information

Internal Area:	155 sqm
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Location: Paris Ile-de-France



## Gallery







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**S. and L. BROWN**



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