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Townhouse with great potential in the city center of Clamart

Clamart , Hauts-de-Seine , Paris Ile-de-France



€595,000

inc. of agency fees

3 Beds

100 sqm

Nestled in the quiet pedestrian street of Paul Vaillant-Couturier, in the heart of Clamart town center, this 1930s townhouse is located within a small...

At a Glance

Reference MFH-PARIS11180

Near to Clamart

Price €595,000

Bed 3

Pool No

Hab.Space 100 sqm

Land Tax N/A

Property Description

Nestled in the quiet pedestrian street of Paul Vaillant-Couturier, in the heart of Clamart town center, this 1930s townhouse is located within a small two-unit condominium. It offers a surface area of 187.07 m² (113 m²) under the Carrez Law (113 m² floor area), plus a 43 m² basement. Just steps from shops, schools, and public transport, and in the immediate vicinity of Maison Blanche Park, it benefits from a rare location, where everything is within walking distance, in a lively and sought-after neighborhood. Renovation will be required to fully realize the site's potential.

Clamart town center charms with its lively, family-friendly atmosphere. It boasts a wide variety of shops, two renowned markets, as well as numerous restaurants and terraces. Cultural amenities are also plentiful, with the La Buanderie media library, an art-house cinema, a theater, and a dynamic cultural program throughout the year.

Spread over three main levels, the house is structured around a beautiful antique wooden staircase, a common thread between the floors. The ground floor has a separate entrance, while on the first floor, the heart of the house is revealed through a 36 m² dual-aspect living room, bathed in light, combining the living room, dining room, and open-plan kitchen. The living room opens onto a 23 m² terrace awaiting development, for which planning permission has already been granted. The second floor houses two 11 m² bedrooms and a recently renovated bathroom. The attic, converted into a sleeping area, completes the ensemble. Additionally, a vast 43 m² basement with several cellars provides valuable storage space.

This co-owned property, which feels like a home, has its own independent entrance. With no co-ownership fees, it captivates with its character, family-friendly layout, and great potential. Renovation is required to fully reveal this property's charm, and an extension is being considered, which is currently being reviewed by the town planning department. A rare property for those seeking a home-like atmosphere in the city center, in a living environment that is practical, vibrant, and privileged.

Clamart Station: Line N (direct to Montparnasse in 7 min), soon Metro 15

Accessible in 20 min on foot or 10 min by bus (Line 189)

Numerous bus lines in the immediate vicinity

Line 189: Access to Clamart Station, Corentin Celton (Metro 12), Porte de Saint-Cloud (Metro 9)

Line 190: Access to Issy Town Hall (Metro 12)

Line 191: Access to Val-Fleury (RER C)

Line 162

School Map:

Gathelot Nursery School (5 min walk)

Mairie Elementary School (5 min walk)

Maison Blanche Middle School (5 min walk)

Jacques Monod High School

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy expenditure for standard usage, established Based on average energy prices indexed for the years 2021, 2022, and 2024: between euros1,760 and euros2,430.

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

- - EI - RSAC: - Versailles.

Condominiums of 2 units (No proceedings in progress).

Annual expenses : 267 euros.

Summary

Property type:	House
Bedrooms:	3
Price	€595,000

Key Information

Year Built:	1930
Internal Area:	100 sqm

Location: Paris Ile-de-France



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S. and L. BROWN



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