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Charming house to reinvent

Neuilly Plaisance , Seine-Saint-Denis , Paris Ile-de-France



€650,000

inc. of agency fees

4 Beds 1 Baths 130 sqm 0.12 ha

Located in Neuilly-Plaisance, on the edge of the Parc des Côteaux d'Avron, this late 19th-century building offers 130 m² of living space over three levels...

At a Glance

Reference	MFH-PARIS10961	Near to	Neuilly Plaisance	Price	€650,000
Bed	4	Bath	1	Hab.Space	130 sqm
Land	0.12 ha	Pool	No	Land Tax	N/A

Property Description

Located in Neuilly-Plaisance, on the edge of the Parc des Coteaux d'Avron, this late 19th-century building offers 130 m² of living space over three levels and boasts a 1,220 m² garden. Nestled in lush greenery, this living space can be reinvented to suit your tastes.

Upon entering, the ground floor features a double living room and a separate kitchen, extending into a veranda, providing a pleasant transition between the interior and the garden. A warm and sunny living space, designed to combine comfort and functionality. A bright first bedroom with an east-west exposure and a guest toilet complete this first level.

The upper floor, accessible via a period wooden staircase, offers two spacious bedrooms and a bathroom with a bathtub and shower.

The top floor offers a landing room suitable for an office or reading nook, a fourth bedroom, and two attics offering valuable storage space or potential for additional development.

Outside, the vast, carefully landscaped 1,220 m² garden offers a veritable haven of greenery. It is enhanced by a charming independent gazebo that can be converted.

The house benefits from recent renovations, including double glazing throughout the woodwork and a new roof.

A characterful property, combining authenticity and potential, offering a peaceful living environment away from prying eyes.

A carport completes this freehold property.

RER E: Rosny-sous-Bois, a 20-minute walk; 10 minutes by bus (145)

RER A: Neuilly-Plaisance, a 25-minute walk; 18 minutes by bus (114)

ENERGY CLASS G / CLIMATE CLASS G.

Estimated average annual energy costs for standard use, based on 2021 energy prices:
between euros4,480 and euros6,110 (including subscription)

RSAC Meaux

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€650,000

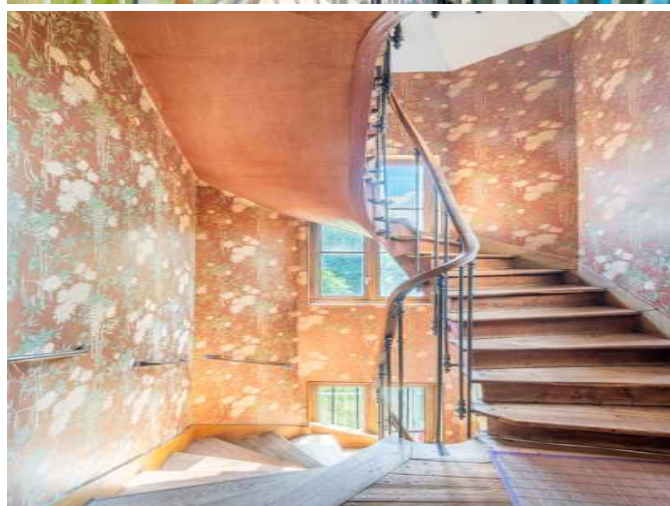
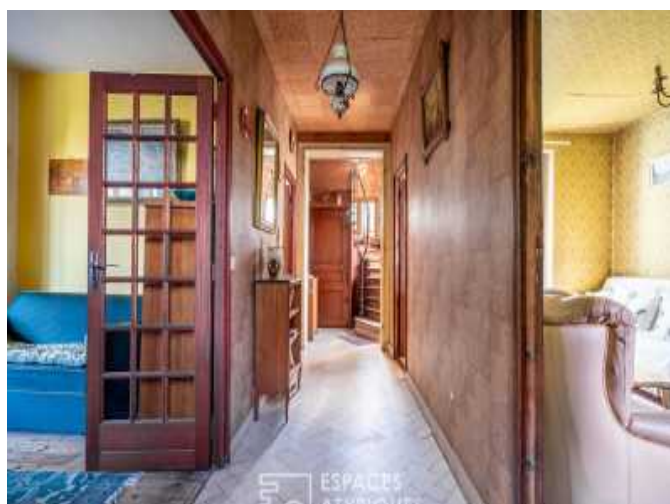
Key Information

Year Built:	1880
Internal Area:	130 sqm
Land Area:	0.12 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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S. and L. BROWN



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