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Late 19th century millstone with garden and terrace

Epinay Sur Seine , Seine-Saint-Denis , Paris Ile-de-France



€698,000

inc. of agency fees

4 Beds 2 Baths 222 sqm 0.07 ha

Just 35 minutes from Châtelet-Halles, nestled on a quiet one-way street, this late 19th-century millstone house, enhanced by a contemporary extension...

At a Glance

Reference	MFH-PARIS11620	Near to	Epinay Sur Seine	Price	€698,000
Bed	4	Bath	2	Hab.Space	222 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

Just 35 minutes from Châtelet-les-Halles, nestled on a quiet one-way street, this late 19th-century millstone house, enhanced by a contemporary extension designed by an architect, offers 220 m² of charm and elegance on three levels.

Accessed by a flight of steps from the landscaped garden of over 500 m², the entrance leads to a double living room bathed in light, opening onto a modern kitchen. This welcoming living space opens directly onto the garden, a veritable green oasis sheltered from view. A ground-level bedroom completes this level, ideal for an office or a guest suite.

Upstairs, a wooden staircase leads to two bright bedrooms, each with access to the 38 m² terrace, perfect for enjoying the sunny days. A bathroom with a shower and bathtub and a separate toilet complete this accommodation.

On the top level, under the eaves, a charming bedroom boasts a shower room with WC, providing a warm and intimate haven.

The semi-buried basement, accessible via both an internal staircase and a separate entrance, houses a spacious 37 m² office, a boiler/laundry room, a WC, and numerous storage spaces.

Carefully renovated using high-quality materials, this home has preserved the character of the original: moldings, original parquet floors, a period staircase, and fireplaces blend perfectly with the contemporary extension.

Ideal for family living, this house combines space and privacy. The vast garden, accessible from the living room, is a true haven of peace, while a landscaped driveway provides parking for two vehicles.

Located just 400 meters from the RER C (Épinay-sur-Seine station), this rare freehold property will appeal to lovers of character and tranquility.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy costs for standard use: between euros2,760 and euros3,800.

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RSAC : Paris

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€698,000

Key Information

Internal Area:	222 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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S. and L. BROWN



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