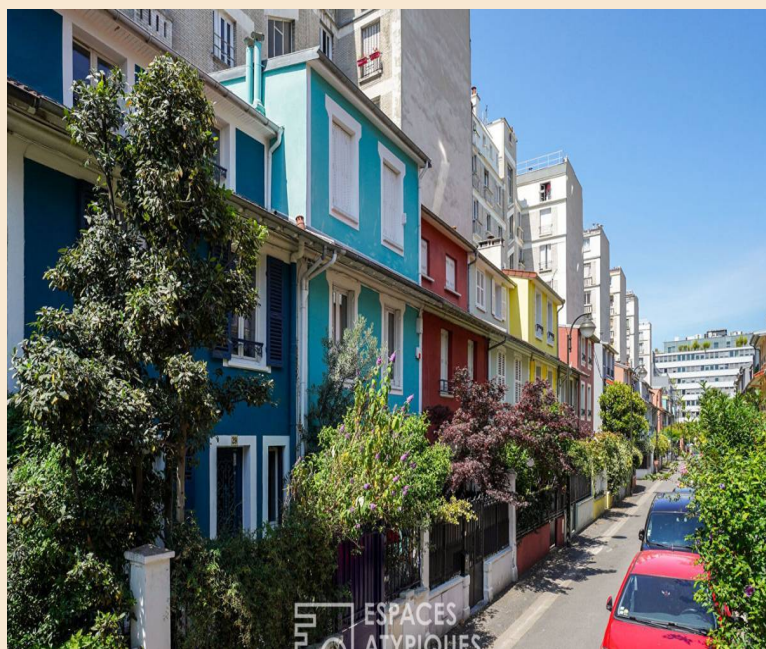


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## House of character in the heart of the Jouffroy Renault estate

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



**€885,000**

inc. of agency fees

3 Beds 1 Baths 92 sqm 0.01 ha

Located in the heart of the peaceful and sought-after Cité Jouffroy Renault in Clichy, this single-family house spans 90 m<sup>2</sup> (960 sq ft) over four levels....

### At a Glance

**Reference** MFH-PARIS11714-C1

**Near to** Clichy

**Price** €885,000

**Bed** 3

**Bath** 1

**Hab.Space** 92 sqm

**Land** 0.01 ha

**Pool** No

**Land Tax** N/A

### Property Description

Located in the heart of the peaceful and sought-after Cité Jouffroy Renault in Clichy, this single-family house spans 90 m<sup>2</sup> (960 sq ft) over four levels. Built on a private driveway dating back to the late 19th century, this rare address offers an intimate living environment with preserved charm.

A truly unique haven, the house elegantly combines authenticity, high-quality materials, and unique touches, with a pleasant courtyard and the possibility of parking one vehicle in the cul-de-sac.

The ground floor opens onto a welcoming living room with an open kitchen, featuring unique elements: aged marble flooring, exposed stone walls, old beams, a La Salamandre cast iron stove, and a copper bar, found in a former restaurant. An antique window, from a Périgord château, adds to the uniqueness of the property.

On the first floor, a bedroom, an additional room that can be used as an office, reading nook, or dressing room, and a bathroom with toilet create a comfortable sleeping area, enhanced by exotic iroko wood flooring.

The second level, created during an extension in 2003, houses a spacious bedroom with an en-suite bathroom, enhanced by exotic ipe wood flooring.

On the lower level, a bedroom with closets, a bathroom with toilet, and a laundry room complete the amenities.

Outside, a pleasant west-facing courtyard extends the house on two sides. Bordered by colorful facades, the private driveway surrounding the property offers a serene and green environment. Less than a 10-minute walk away, the Clichy-Levallois train stations and the Mairie de Clichy and Porte de Clichy metro stations make getting around easy. Shops, schools, and urban infrastructure are also located in the immediate vicinity.

A characterful house in the heart of a historic setting, this unique property will appeal to lovers of character and authenticity, seeking a unique living environment in a lively and private neighborhood.

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average annual energy costs for standard use, based on average energy prices indexed for the years 2021, 2022, and 2023 (including subscriptions): between euros2,400 and euros3,320.

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

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€885,000

Key Information

Internal Area:	92 sqm
Land Area:	0.01 ha

Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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