

[Click to view MFH-PARIS4788EP](#)

1930s house with cathedral ceiling and Norman fireplace

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



€595,000

inc. of agency fees

6 Beds 180 sqm 0.05 ha

Out of sight in second position and 700 meters from the Parc des Côteaux d'Avron, this 180m2 Carrez Law house offers generous volumes and numerous possibilities for combining family and professional life....

At a Glance

Reference	MFH-PARIS4788EP	Near to	Neuilly Plaisance	Price	€595,000
Bed	6	Pool	No	Hab.Space	180 sqm
Land	0.05 ha			Land Tax	N/A

Property Description

Out of sight in second position and 700 meters from the Parc des Côteaux d'Avron, this 180m2 Carrez Law house offers generous volumes and numerous possibilities for combining family and professional life. A first entrance door opens onto a double living room of more than 60m2 with open kitchen under a cathedral ceiling with solid oak beams, all accompanied by a large Norman stone fireplace. This space also

offers a 5m² utility room, a separate toilet and a technical room. A corridor reveals two additional rooms, including a bedroom with shower and sink of 10m² as well as a bedroom/office of 14m². A second entrance door provides access to this space, which can be completely independent.

On the first floor, accessible by a staircase, a corridor leads to a master suite with bathroom of 21m² in total, two bedrooms of 9 and 13m² as well as a bathroom with toilet.

The top floor gives way to two beautiful volumes divided into a first landing room of 30m² on the ground and a last bedroom of 25m² on the ground.

This house built on a plot of 512m² also offers a double garage and outdoor parking spaces.

The old charm as well as the generous volumes make this house unique and suitable for entertaining.

Transport: RER A Neuilly-Plaisance and RER E Le Raincy-Villemomble 10 minutes by car / Bus stops a few meters away.

All the shops of the Plateau D'avron nearby.

Information on the risks to which this property is exposed is available on the G  orisks website:

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros3,220 and euros4,420

RSAC : Bobigny

Summary

Property type:	House
Bedrooms:	6
Price	€595,000

Key Information

Internal Area:	180 sqm
Land Area:	0.05 ha

Location: Paris Ile-de-France



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved