



Detached house

VILLEMOMBLE (93)

722 500 €



224 m<sup>2</sup>



11 pièce(s)



8 chambre(s)

## PROPERTY DESCRIPTION

VILLEMOMBLE, near GAGNY - Architect's house on one level.

On a plot of approximately 883m<sup>2</sup>, come and discover this family house built in 1966 of approximately 223.50 m<sup>2</sup> with its wooded and flowery garden of approximately 620 m<sup>2</sup>. You will be seduced by its atypical side, its brightness, its crossing side but above all its calm.

The plan is very well thought out, separating the day space, the sleeping area and the guest space.

In the center of the House, you will find the living room of approximately 68m<sup>2</sup>, made up of its double living room and its dining room: a fireplace with insert provides a change of scenery, all giving a view and direct access to the garden via large Windows. This living room is very bright, it benefits from East, South and West exposures.

From the double living room, we access the kitchen, the office and the winter garden under veranda which has a nice surprise in store for you!

The sleeping area is made up of 7 bedrooms including a master bedroom with its own bathroom and WC and a bedroom of approximately 24m<sup>2</sup> which is through.

Another bathroom with WC completes this sleeping area, as well as plenty of storage space.

In the basement you have 5 cellars with a total surface area of approximately 115m<sup>2</sup>: healthy and concreted.

A closed garage of approximately 34m<sup>2</sup> with automatic gate allows you to store your car (2 cars fit), motorcycles, bicycles etc. Proximity to transport: RER E Gagny 6/7 mins walk, Bus 303 2 mins walk.

Immediate proximity to the Epoque market on Wednesdays and Saturdays // or the Outrebon market on Tuesdays, Thursdays and Sundays.

Close to shops, bakery and restaurants. Proximity to schools (nursery, primary and secondary schools). Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,71% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 842253

Property type ..... Detached house

Year of construction ..... 1966

Exposure ..... TRAVERSANT

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 224 m²

Living room surface ..... 67 m²

Land surface ..... 883 m²

### COMPOSITION

Number of rooms ..... 11

Number of bedrooms ..... 8

Toilets count ..... 3

Washrooms ..... 2

Balcony ..... 1

### DPE/GES

DPE ..... 210

GES ..... 27

### APPENDIX

Parking ..... garage

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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