



Detached house

MONTREUIL (93)

993 000 €*

* Agency fees to be paid by the seller



185 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In Noisy-le-Sec, Boissière district on the edge of Montreuil, 70 meters from the future "Montreuil-Hôpital" metro station (line 11, opening spring 2024 to reach Châtelet in 20 minutes).

I am pleased to present to you this superb family house of 185 m2, not terraced and with 4 or 5 bedrooms. Built in the 1920s, the pavilion was enlarged in the 1980s. It will seduce you with its calm environment but connected to the city, its impeccable condition and its 600m2 of swimming pool land including two terraces facing North and South with a total absence of screws.

On the ground floor, on one side we have the day area with a dining room which gives access to the equipped kitchen and the living room with its functional fireplace. These three rooms offer access to the outside via numerous French windows with small panes for a deliciously English feel. There is also a bathroom on this side with its large bathtub. Still on the ground floor, the sleeping area includes a shower room, separate WC and two bedrooms, one of which gives access to the garden.

On the first floor accessible by a beautiful wooden staircase, a landing serving as an office gives access to a beautiful cathedral bedroom, a shower room, WC as well as a magnificent attic room of 46m2. This room is currently used as a games room or guest bedroom, but tomorrow it can be split in two to create a new bedroom or any other useful room.

An 80m2 garage-workshop (with electric door) completes this property.

A real family home renovated according to the rules of the art with quality materials, the property is located in a very quiet street but close to shops, transport and schools (1 minute walk from the Boissière nursery school and 5 minutes from Pierre Lerenard elementary school).

Cellar, electric gate, alarm, gas boiler under maintenance contract.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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



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DETAILS

GENERAL

Reference 845721

Property type Detached house

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 185 m²

Surface Carrez Law 185 m²

Living room surface 21 m²

Land surface 579 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 219

GES 48

APPENDIX

Parking couvert

Parking space 1

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen équipée



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle