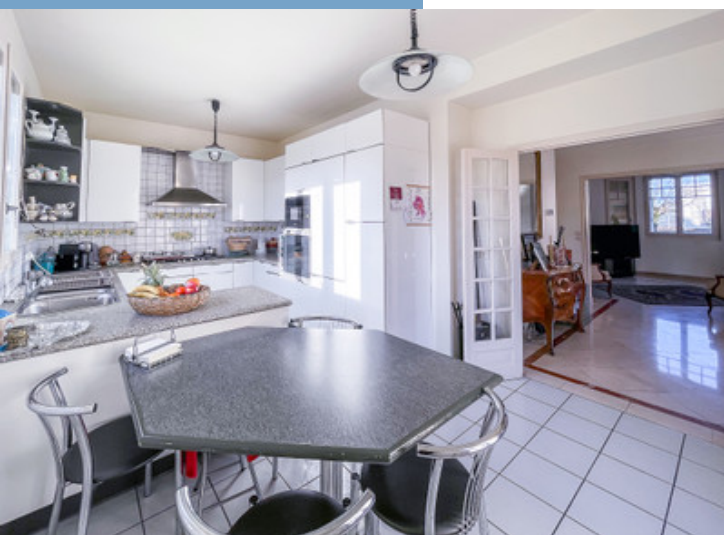
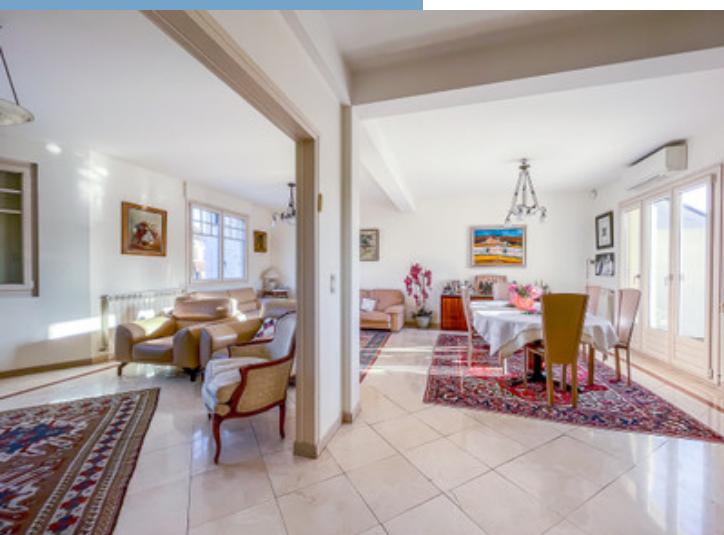
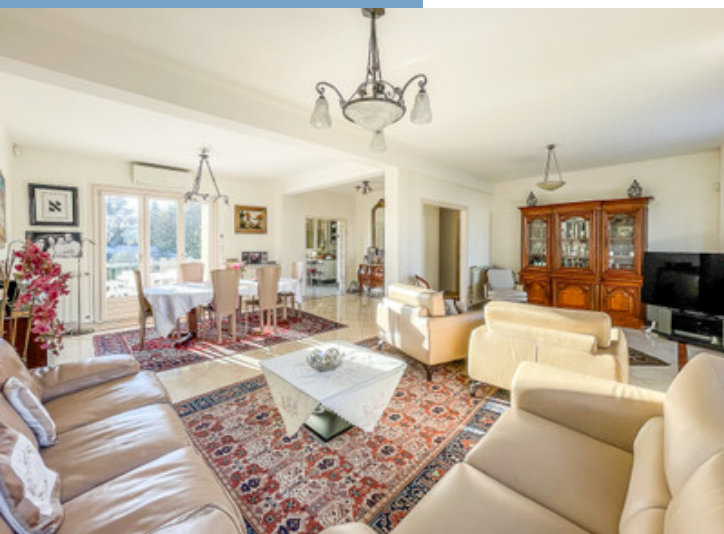




CHARMING 160M² HOUSE IN ÉPINAY-SUR-SEINE
WITH 6 ROOMS, 4 BEDROOMS, TERRACE,
GARDEN AND FULL BASEMENT

CHARMING 160M² HOUSE
IN ÉPINAY-SUR-SEINE
WITH 6 ROOMS, 4
BEDROOMS, TERRACE,
GARDEN AND FULL
BASEME...



PROPERTY FACT FILE	
REFERENCE	A26504VID93
PRICE	€ 580,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	160 m ²
LAND	400 m ²
TOWN	Épinay-sur-Seine
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Water on site
*Price based on current exchange rate which is subject to change	



- Extremely bright
- Reversible air conditioning
- Great location
- Close to amenities
- Quiet

CHARMING 160M² HOUSE
IN ÉPINAY-SUR-SEINE
WITH 6 ROOMS, 4
BEDROOMS, TERRACE,
GARDEN AND FULL
BASEME...

Ref : A26504VID93

Épinay-sur-Seine - In a sought-after area, LEGGETT Immobilier presents this beautiful, well-maintained house with a floor area of 160 m² on two levels, comprising an entrance hall, a south-west-facing double living room opening onto a pretty terrace, a fully equipped kitchen and a guest WC on the ground floor.

DESCRIPTIF

This house, located on the edge of Enghien-les-bains and close to shops and transport links, is ideal for a family.

The municipality is bordered to the south by the River Seine. The land slopes gradually from north to south, from the slopes of the Montmorency plateau towards the Seine. Three streams run through the municipality: the ru des Econdeaux to the west, and a small watercourse, the ru d'Enghien, which crosses the entire length of the municipality from north to south-east, as well as its tributary, the ru des Haras or ru d'Arra. These streams were buried in the 1960s and their water only flows into the Seine during rainy periods. The rue de l'étang is a reminder of the pond that used to lie at their confluence.

The 14.2 kilometre-long Ru d'Enghien rises in the Montmorency forest to the north of the municipality in the Val-d'Oise and flows into the Seine after crossing the territories of Montlignon, Margency, Enghien-les-Bains and Éghien-les-Bains, Enghien-les-Bains and Épinay-sur-Seine, and feeds the Etang de la Chasse, upstream in the forest, then the ponds in Parc de Maugarny (bordering Montlignon and Margency), those in Parc de Bury in Margency and the Moulinets reservoir in Eaubonne. It then flows towards Lake Enghien before reaching Épinay2.

The 6.3 kilometre-long rue des Haras or ru d'Arra rises in the vallon des Haras to the east of Montmorency (Val-d'Oise) and flows into the ru d'Enghien a short distance from the Seine after crossing, largely underground

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26504VID93>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

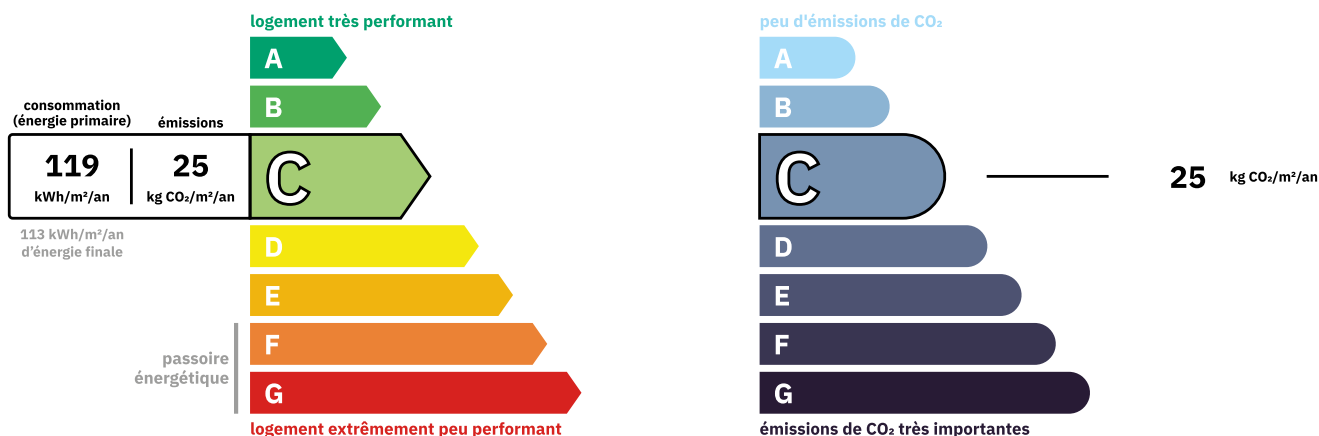


CHARMING 160M² HOUSE IN
ÉPINAY-SUR-SEINE WITH 6
ROOMS, 4 BEDROOMS,
TERRACE, GARDEN AND FULL
BASEME...

Ref : A26504VID93

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Moderately efficient**
Estimated annual energy costs
between 1280 € and 1780€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A26504VID93
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr