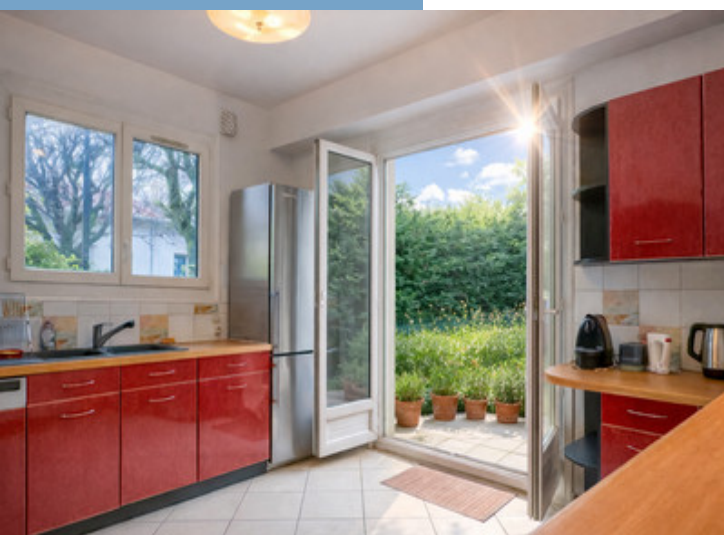




94100 PARIS, SAINT-MAUR, BEAUTIFUL FAMILY
HOME, 7 BEDROOMS AND SEPARATE STUDIO
288M², GARDEN ON PLOT OF 470M²

94100 PARIS, SAINT-MAUR,
BEAUTIFUL FAMILY HOME,
7 BEDROOMS AND
SEPARATE STUDIO 288M²,
GARDEN ON PLO...



PROPERTY FACT FILE	
REFERENCE	A41632EMB94
PRICE	€ 1,045,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 000 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	5
ACCOMMODATION	267 m²
LAND	470 m²
TOWN	Saint-Maur-des-Fossés
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Habitable, Good condition
FEATURES	Private parking, Detached, Open fireplace
*Price based on current exchange rate which is subject to change	



- Spacious bright detached family home/ house
- Terrace onto garden with trees, not overlooked
- Sunny South/east-facing garden, private parking
- RER, future line 15, 30 mins from Paris by bike
- 5 minutes from some of the top schools in the town

94100 PARIS, SAINT-MAUR,
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SEPARATE STUDIO 288M²,
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Paris, Saint-Maur-des-Fosses, 94, detached 7 bedroom family home with area of 288m² on 470m² of land. EPC: D. 360° view & floor plan. The 'des Bagaudes' neighbourhood a 12 minute walk from the Historic part of town, close to Paris and Parc de Vincennes. A rare chance to settle in a peaceful, up and coming and overall safe

DESCRIPTION

DPE:

Energy performance 245D/48D-->Final energy 225 D

Essential work to achieve C-rating Estimated cost: £42,800 to £64,200

Additional work to consider-->Estimated cost: £50,600 to £75,900

Surface area details:

- House (8 rooms - T8 - 6/7 bedrooms) = 267 m²

--> Ground floor: • Entrance hall 5.89 m²; Kitchen 12.64 m²; Living room 43.72 m²; WC1 3.16 m²

--> 1st floor: Landing 10.81 m², 3 bedrooms 14.28 m², 14.53 m² & 14.34 m²; Bathroom + WC1 6.24 m², Shower room + WC 3.12 m², Bathroom + WC2 4.43 m², Cupboard 1.54 m²

--> 2nd floor: Landing 0.92 m² Bedroom 4 with bathroom (double sink and bathtub) 25.44 m², Shower room 1.46 m²; WC2 0.91 m²

--> Basement - Hallway 14.62 m²; Room 1 4.96 m²; Room 2 3.72 m²; Room 1 15.31 m²; Room 2 32.39 m²; Room 3 13.61 m²; Kitchen 6.11 m²; Bathroom 2.87 m²; Toilet 1.51 m²; Laundry room 8.49 m²; Wine cellar 8.03 m²

--> Exterior - Wooden shelters 3.18 m²; Rubbish storage room 3.65 m²; Storage room 1 3.49 m²; Storage room 2 2.67 m²

Features: renovated in 2023 and ready to move into, built in 1957 in a very friendly and safe neighbourhood. south/east facing, sunny terrace overlooking the garden. The space benefits from lots of natural light, spacious dimensions with modern kitchen, South East orientation, several terraces and a garden. Flexible layout with the possibility (subject to obtaining the necessary permissions) of creating a separate studio or apartment on the lower ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41632EMB94>

COMPLETE FILE AND PHOTO ON REQUEST

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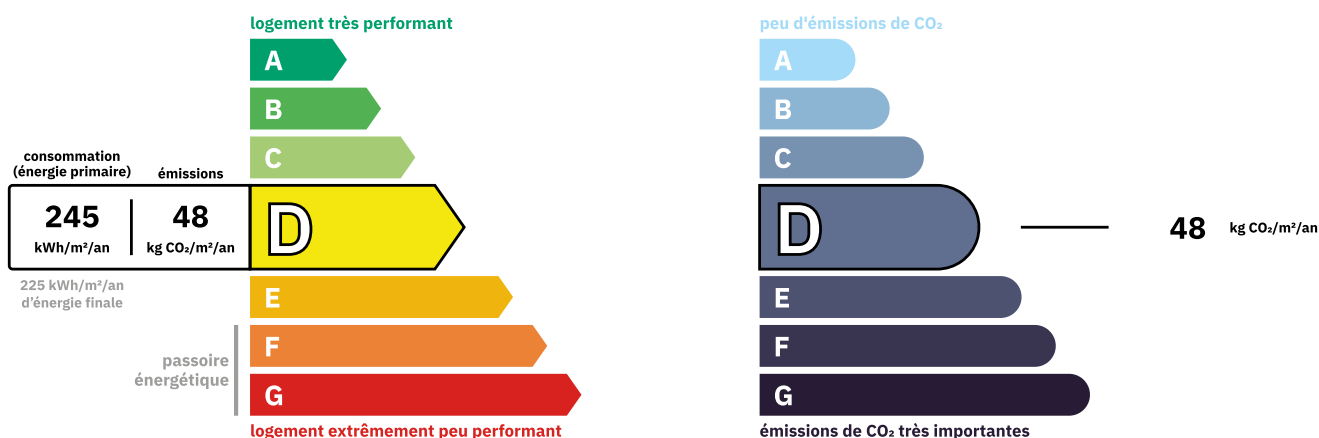


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STUDIO 288M², GARDEN ON
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ENERGIE-DPE

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



NOTICE

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1: 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 : A4I632EMB94
FILE COMPLETE
AND PHOTOS
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