



## Maison lumineuse avec studio et combles aménageables



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 819,048.19

### Ubicación

País:	Francia
Estado/Región/Provincia:	Isla de Francia
Ciudad:	Bourg-la-Reine
Código postal:	92340
Publicado:	01/04/2026

Descripción:

EXCLUSIVE – rue Ferdinand Jamin

In Bourg-la-Reine, at 22 rue Ferdinand Jamin, discover this 100 m<sup>2</sup> town house with a 13 m<sup>2</sup> independent studio and full basement, located in a very quiet cul-de-sac. It immediately charms with its old-world character, East-West natural light, generous volumes, high ceilings, and a wood-burning stove in the living room.

The ground floor features a welcoming entrance, a bedroom with full insulation and electric roller shutter, a bright double living room, and a separate kitchen with a clear view, opening onto the rear terrace.

On the first floor, two bedrooms and a renovated bathroom with separate WC provide a functional and comfortable sleeping area. The upper bedroom has window blinds and a view of the surrounding buildings.

The convertible attic offers an open space of approximately 50 m<sup>2</sup> under a traditional roof structure, perfect for creating a playroom, office, or relaxation area. A floor and staircase can be installed to fully utilize this space.

From the rear terrace of the house, there is also access to a fully independent studio, including a kitchenette and a bathroom with WC. A real asset for hosting family and friends, running a professional



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activity, or generating rental income.

The full basement includes a garage with a pit for one vehicle, a laundry room, and a wine cellar.

The house has double-glazed windows throughout, two terraces, and offers complete peace and quiet with the windows open. Recent renovations ensure excellent general condition and optimal comfort, including the replacement of the fuel boiler with heat pumps.

It benefits from an ideal location, just 5 minutes from the town center and shops, close to schools, middle schools, and Lycée Lakanal, and a 12-minute walk to the RER B, with bus stops only 2 minutes away.

A highly accurate 3D virtual tour is available, allowing you to explore every space before visiting the house in person.

This property represents a rare opportunity for those seeking a calm, bright, and practical living environment, with numerous advantages and significant potential for further development.

Fabricado: 1930

### Común

Dormitorios: 3  
Baños: 1  
Pies cuadrados terminados: 100 m<sup>2</sup>  
Tamaño del lote: 106 m<sup>2</sup>

### Room details

Total rooms: 6

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 322

### Building details

Parking: Sí

### Lease terms

Date Available:

### Información adicional

URL sitio web: [http://www.arkadia.com/AGHX-T711831/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T711831/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1553060



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