



Superb Property with High-End Specification



Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 743,834.32

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Île-de-France
Plaats:	Le Raincy
Postcode:	93340
Geplaatst:	30-10-2024

Omschrijving:

Nestled out of sight, in a perfectly maintained building on a human scale, this duplex apartment "like a house" has a large garden and a terrace without any overlooking neighbours, in absolute calm. We are impatiently waiting for the good weather to enjoy meals in the sun and the song of the birds. The apartment, on two levels and a basement, is composed as follows:

- Ground floor: an entrance with storage, a large living room with access to the terrace through the large bay window facing West, a fitted kitchen-diner, a large bedroom, a bathroom, and separate WC.
- 1st level: a spacious landing, with a view of the living room via the mezzanine, which can accommodate an office/library, two bedrooms and a shower room with WC.
- Basement: accessible from the inside and outside: a laundry room, a cellar and a large garage with three boxed parking spaces for your vehicles.

This apartment offers an ideal alternative to a family home.

However, it is possible to divide the property into two separate apartments previously separated into a 4-room duplex with terrace and garden and a studio already benefiting from perfectly independent access



for a tenant. The residence is perfectly maintained and secure.

Concerning the property: double glazing electric shutters electric water heater changed in 2022 motorisation of garage doors in 2023.

Concerning the co-ownership: roof and waterproofing revised in 2022. In the heart of Raincy, Thiers-Mairie district, "little Neuilly of 93", you are a few minutes from all the shops, restaurants and Thiers nursery and primary schools, Jean-Baptiste Corot college or the private establishments Saint Louis-Sainte Clothilde and Sainte Louise de Marillac.

Transport: the RER E Le Raincy-Villemomble station is accessible in 3 bus stops or 12 minutes on foot, the T4 tram is a few minutes away.

Property subject to the legal status of the Co-ownership.

Number of lots: 13.

Annual co-ownership charges (Average annual amount, share of the seller's forecast budget): 3,050 Euro.

No proceedings in progress.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The city of Paris is divided in 20 arrondissements. The first one is in the centre, the following ones spiral outwards in a clock-wise direction. Most of the famous tourist attractions can be found in one of the central 8 arrondissements.

The arrondissements are encircled by the peripherique, a ring highway. Outside the peripherique are the banlieues, the suburbs of Paris.

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Algemeen

Slaapkamers: 3
Badkamers: 2
Lot Afmeting: 500 m²

Room details

Indoor Features: Fitted kitchen

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.278.073

