



Maison lumineuse avec studio et combles aménageables



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 812,725

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Île-de-France
Plaats:	Bourg-la-Reine
Postcode:	92340
Geplaatst:	01-04-2026
Omschrijving:	EXCLUSIVE – rue Ferdinand Jamin

In Bourg-la-Reine, at 22 rue Ferdinand Jamin, discover this 100 m² town house with a 13 m² 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 m² 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 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.

Gebouwd: 1930

Algemeen

Slaapkamers: 3
Badkamers: 1
Afgewerkte vierkante meter: 100 m²
Lot Afmeting: 106 m²

Room details

Total rooms: 6

Energy efficiency

Energy Use (kWh/m²/year): 322

Building details

Parking: Ja

Lease terms

Date Available:

Additionele informatie

Website URL: 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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