

Charming 4 bedroom family home in Draveil | Beautiful garden | Garage and wine cellar.



INFORMATION

Town:	Draveil
Department:	Essonne
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	340 m2

IN BRIEF

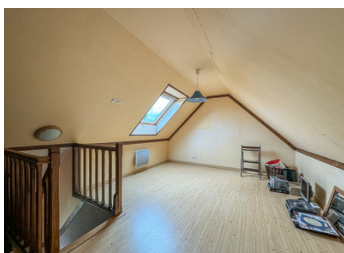
DRAVEIL - Located in a quiet neighborhood, in close proximity to all amenities, LEGGETT immobilier is delighted to present this charming 6-room house, comprising 4 bedrooms and offering authentic old-world charm. This spacious house on three levels provides an ideal living environment in the sought-after town of Draveil. With its 115 m2 of living space, it includes:

Ground floor: entrance, hallway, closet, equipped kitchen, WC, bright living/dining room.

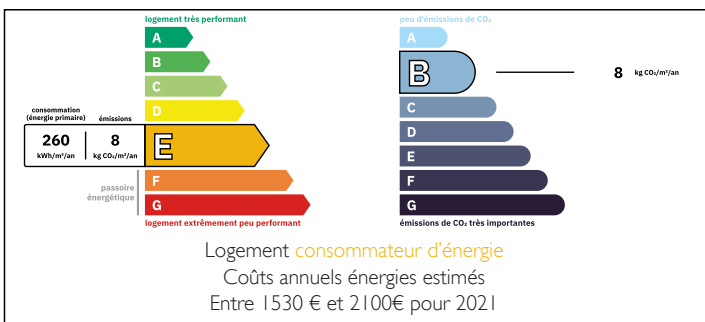
First floor: landing, master bedroom with adjoining bathroom, WC, office, and two additional bedrooms.

Second floor: one bedroom.

Furthermore, enjoy a landscaped garden of 340 m², perfect for outdoor relaxation. This house is also equipped with a garage and a spiral cellar, providing additional storage space.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Draveil, located in the Essonne department (91) of France, offers residents a peaceful suburban lifestyle within easy reach of Paris. Situated along the picturesque banks of the Seine River, Draveil boasts a charming mix of modern amenities and natural beauty. With its tranquil neighborhoods, proximity to parks and green spaces, and convenient access to shops and services, Draveil provides an ideal setting for families and individuals seeking a balance between urban convenience and suburban tranquility.

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

LOCAL TAXES

Taxe foncière: 1878 EUR

Taxe habitation: EUR

NOTES