

Single story-house



INFORMATION

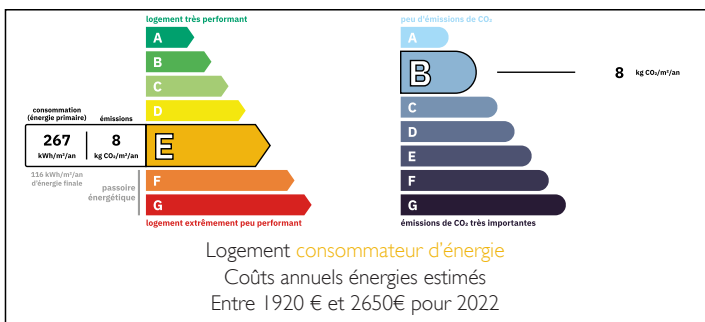
Town:	Le Plessis-Pâté
Department:	Essonne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	509 m2

IN BRIEF

This charming single-story house on a 509 m² wooded plot is located in a quiet subdivision, offering a pleasant living environment close to all amenities. Less than a 10-minute walk away, you'll find a large shopping area and a town center with various small shops. Nursery and primary schools are also nearby, while middle and high schools are a 20-minute drive away.

The house features an open-plan kitchen leading to a spacious living/dining room of approximately 30 m², featuring a fireplace and opening onto a 25 m² terrace. It includes three beautiful bedrooms, a bathroom, and a separate toilet. A garage with internal access and a parking space complete this property.

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

Single-story house on a 509 m² wooded plot, with a garage and parking space.

You will enjoy pleasant moments in this residence, which is located in a very quiet residential development, close to all amenities. Not only is a large shopping area less than a 10-minute walk away, but also a beautiful town center with small shops such as a pharmacy, restaurant, and small supermarket. There is a kindergarten and elementary school a 10-minute walk from the house, and middle and high schools a 20-minute drive away.

For the living area, the house consists of a kitchen opening onto a large room of approximately 30 m², which is the dining room and living room. An open fireplace overlooks this room, which opens onto a beautiful terrace of approximately 25 m².

For the sleeping area, you will find three generously sized bedrooms that complete this home, as well as a bathroom and a separate toilet.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES