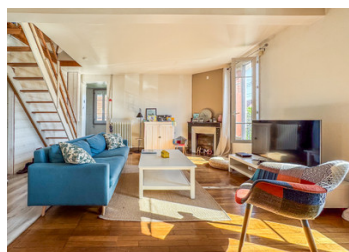
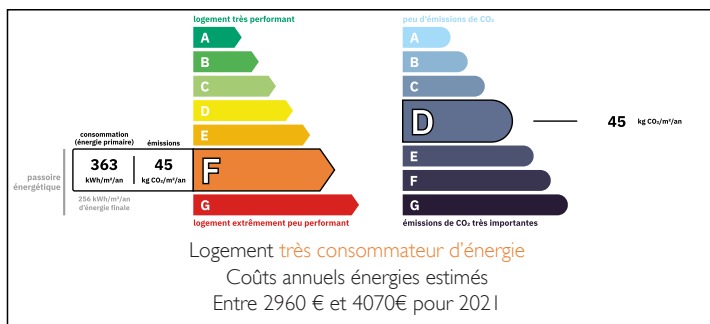


VIRY-CHÂTILLON | House 2 Units | Ideal Large Family/Rental Income | Large Garden, Garage, Outbldgs!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Viry-Châtillon
Department:	Essonne
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	480 m2

IN BRIEF

Discover this 150m² property cleverly divided into two independent apartments (a 100m² 5-room apartment and a 50m² 2-room apartment), ideal for rental income or for families wishing to live together while maintaining their privacy.

This characterful stone house, located on a 480m² wooded plot, offers a peaceful and functional living environment.

Each apartment has its own access and private outdoor space. The house comprises: on the first floor, a bright 5-room apartment with an attic converted into 4 rooms, a separate kitchen, a main room with two fireplaces, a bedroom, and a bathroom with a walk-in shower. On the ground floor, a well-appointed 2-bedroom apartment with an open-plan kitchen, a double living room, and a bathroom. A cellar and garage provide additional storage.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

General Features

This traditional stone house captivates with its authenticity and its layout consisting of two independent apartments. Its local stone facade with typical window frames and tiled roof give it undeniable charm, while offering a flexible living solution spanning 150m² and a plot of 480m².

5-room apartment (100m²)

Spacious living room with original parquet flooring and double fireplace

Functional separate kitchen

Three bedrooms, one of which is in the attic with exposed beams

Family bathroom

Optimized storage space

Separate entrance

3-room apartment (50m²)

Bright living area with open kitchen

Two comfortable bedrooms

Modern bathroom with walk-in shower

Laundry room with space for appliances

Direct access to the garden

Private entrance

Outdoor spaces

Enclosed and planted garden with olive trees and various other trees

Terrace for outdoor dining

Secure entrance gate

Parking space

Dividable garden to preserve the privacy of both apartments

Additional features

Potential rental income (3-room apartment)

Ideal solution for accommodating a parent or adult child

Central heating with period cast iron radiators Cellar for additional storage

Close to shops, train station, and bus stations within walking distance