

Family home in the heart of the most sought-after neighborhood of Champigny-sur-Marne 220m (7 rooms)



INFORMATION

Town:	Champigny-sur-Marne
Department:	Val-de-Marne
Bed:	3
Bath:	2
Floor:	220 m2
Plot Size:	0 m2



IN BRIEF

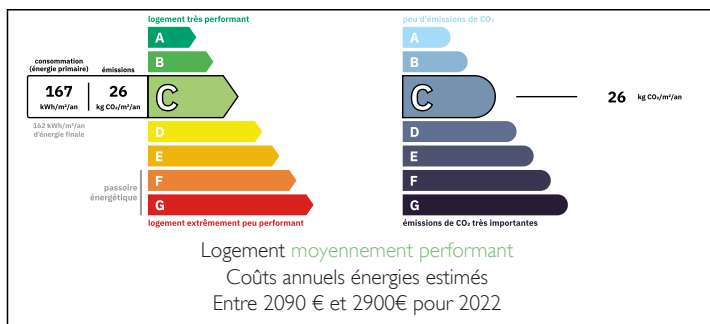
In the heart of the Maroc neighborhood in Champigny-sur-Marne, there is a hidden gem. Here stands a unique architect-designed house in the area.

Just 20 minutes from Paris, this 1991 house of 220m² (3 bedrooms) blends modern architecture with the tranquility of this residential neighborhood by the Marne river.

The volumes are impressive: a reception room with a wood stove, open to the terrace through large bay windows, offers calm and serenity. The spacious kitchen, open to the dining room and also leading to the terrace, extends this sense of openness.

Designed as a sanctuary of well-being, this exceptional house also features a rooftop terrace offering a stunning view of the neighborhood and the banks of the Marne.

ENERGY - DPE



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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

Ideally located in the heart of Champigny-sur-Marne, the Maroc district charms with its peaceful and friendly atmosphere, while being close to transport links and bustling shops. This area, which retains a beautiful blend of traditional architecture and cultural influences, is a true place of life, offering a lifestyle typical of the residential neighborhoods of the city.

Just a few minutes on foot from the town center, you can discover an environment that is both dynamic and serene, with a vibrant neighborhood life full of local events. The nearby Plateau Park invites relaxation, outdoor activities, or simple walks under the large trees. The area is well-served by public transport, with the Champigny RER A station only 15 minutes away, making commuting to Paris and the surrounding areas easy.

Local shops, schools, and healthcare services are easily accessible, making it an ideal place for families. A short drive away, you can reach the Bois de Vincennes, a real green lung for those looking for natural spaces while still being close to the capital.

The Maroc district benefits from a beautiful balance between tradition and modernity, offering a pleasant living environment for those seeking comfort, accessibility, and tranquility.

LOCAL TAXES

Taxe habitation: EUR

NOTES

House Details

--> Ground Floor: A large living room with a wood stove opening onto a beautiful terrace. A fully equipped open kitchen adjoining the dining room, also leading to the terrace.

--> First Level: 2 bedrooms, one of which is 30m² (possibility to create a third bedroom), as well as a lovely bathroom with...