

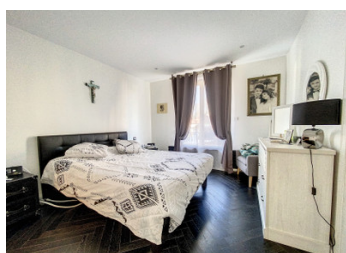
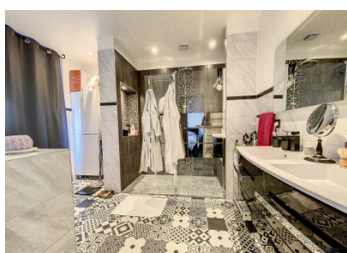
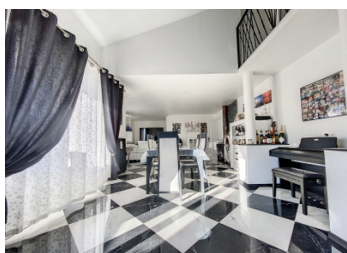
## Chennevières-sur-Marne – 186 sqm Renovated Family Home with Indoor Pool and Outbuildings – 600 sqm Land

EXCLUSIVE



## INFORMATION

Town:	Chennevières-sur-Marne
Department:	Val-de-Marne
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	450 m2



## IN BRIEF

AVENUE DE CHAGNY – In a peaceful and green setting within the Paris-Chennevières Fort – Mon Idée neighborhood, this 186 sqm family home built in 1984 and fully renovated in 2016 sits on a 600 sqm plot.

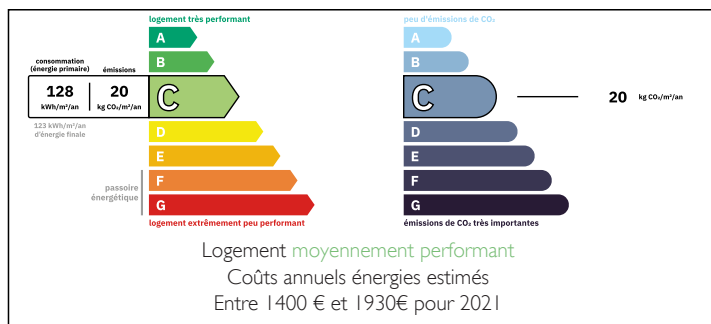
It features a 46 sqm living room with adjoining 16 sqm fitted kitchen, a ground-floor master suite with bedroom, dressing, bathroom/shower and separate WC.

Upstairs, two bedrooms, a shower room with WC and an attic complete the night area.

On the garden level, a full floor includes a relaxation room, laundry room, boiler room, shower room, and direct access to the heated indoor pool (7 m x 3.5 m).

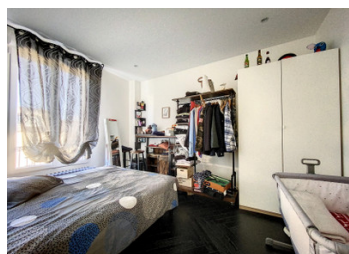
The outdoor space includes two outbuildings, one of which is a 45 sqm storage building that could be converted into an independent studio or summer kitchen, a 30 sqm double garage and a total of 6...

## 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

Living area: 186.75 sqm

Living room: 46.68 sqm

Kitchen: 15.77 sqm

Bedroom 1: 12.95 sqm

Dressing: 5.55 sqm

Bathroom: 9.58 sqm

Toilets 1: 1.25 sqm

Bedroom 2: 11.54 sqm

Bedroom 3: 11.77 sqm

Shower room (1st floor): 3.59 sqm

Relaxation room: 37.38 sqm

Laundry: 10.16 sqm

Boiler room: 11.13 sqm

Basement shower room: 3.47 sqm

Mezzanine / attic: 14.77 sqm

Landings: 5.93 sqm

Shower room 2: 2.84 sqm

Additional areas: 101.46 sqm

Pool technical room: 26.84 sqm

Garage: 29.59 sqm

Outbuilding / storage: 45.03 sqm

Land: 600 sqm

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Paris-Chennevières Fort – Mon Idée District

A sought-after residential area offering a calm, green, and family-friendly setting, close to shops, schools, and buses connecting to RER stations Champigny and La Varenne.

A privileged lifestyle

The home combines large volumes, high-quality renovation, and modern comfort. The wellness area with heated indoor pool is a rare feature in the local market.

Schools and education

Close to local schools and secondary institutions, with access to renowned schools in nearby La