

A rare opportunity combining charm, comfort, and smart investment!



INFORMATION

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



IN BRIEF

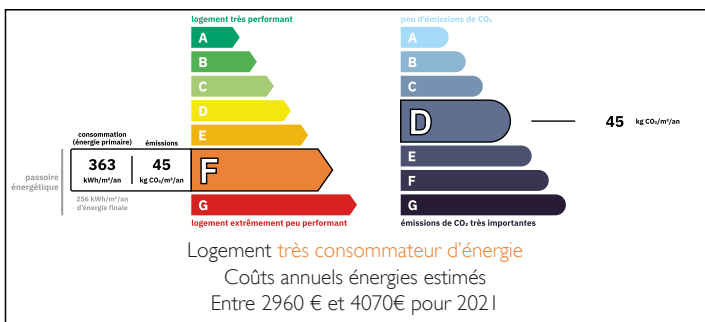
Discover the charm and serenity of this beautiful apartment, set within a character house just a stone's throw from a river. You will enjoy a delightful landscaped garden of around 200 m², perfect for relaxing moments outdoors.

The living space includes a spacious 38 m² lounge with fireplace, filled with natural light, opening onto a welcoming dining area. On the same level, you will find a first bedroom, a separate kitchen, a bathroom with shower, and separate toilets. Upstairs, the converted attic offers three additional bedrooms and a dressing room, bringing the total surface to 80 m² under Carrez law (125 m² floor area).

A rare advantage: on the ground floor, an independent one-bedroom apartment provides an excellent rental opportunity or the perfect space to host family and friends.

A unique property combining family comfort, authentic charm, and investment potential!

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

Set within a character property, this offering includes two fully independent apartments, each with its own private entrance, ensuring both privacy and flexibility. The first apartment impresses with its authentic charm and generous spaces: a spacious 38 m² living room with fireplace, opening onto a bright dining area, a separate kitchen, one bedroom, and a bathroom with shower. The converted attic provides three additional bedrooms and a dressing room, for a total surface of 80 m² under Carrez law (125 m² floor area). Outside, a beautiful 200 m² garden bordered by greenery and close to a river offers a peaceful retreat for family relaxation.

The second apartment, an independent ground-floor one-bedroom unit, is a true asset: perfect for generating rental income or welcoming relatives in complete comfort and autonomy.

Location adds even more appeal: close to schools, shops, and local services, with easy access to public transportation (train and bus), making Paris within easy reach.

In summary: a rare property that combines quality of life, total independence of spaces, and investment potential. An ideal address for both families and long-term asset building.

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