

94100 Paris, Saint-Maur, beautiful family home, 7 bedrooms and separate studio 288m , garden on plot of 470m



INFORMATION

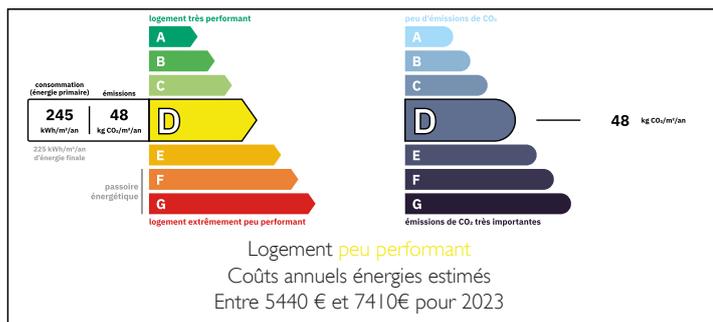
Town:	Saint-Maur-des-Fossés
Department:	Val-de-Marne
Bed:	7
Bath:	5
Floor:	267 m2
Plot Size:	470 m2



IN BRIEF

Paris, Saint-Maur-des-Fosses, 94, detached 7 bedroom family home with area of 288m² on 470m² of land. EPC: D. 360° view & floor plan. The 'des Bagaudes' neighbourhood a 12 minute walk from the Historic part of town , close to Paris and Parc de Vincennes. A rare chance to settle in a peaceful, up and coming and overall safe residential area. Residents love living here and don't move away: a private & sought-after location, a real gem. Bright, spacious & ready to move into: large living room opening on either side to terraces, modern kitchen, 4 bedrooms upstairs and 4 bathrooms/shower rooms. Basement with games/sports room, office, laundry room, large wine cellar and separate studio with external access. Off-road parking for several cars. South/east facing garden ideal for children's games & family meals, with no overlooking neighbours...

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

DPE:

Energy performance 245D/48D-->Final energy 225 D

Essential work to achieve C-rating Estimated cost: £42,800 to £64,200

Additional work to consider-->Estimated cost: £50,600 to £75,900

Surface area details:

- House (8 rooms - T8 - 6/7 bedrooms) = 267 m²

--> Ground floor: • Entrance hall 5.89 m²; Kitchen 12.64 m²; Living room 43.72 m²; WCI 3.16 m²

--> 1st floor: Landing 10.81 m², 3 bedrooms 14.28 m², 14.53 m² & 14.34 m²; Bathroom + WCI 6.24 m², Shower room + WC 3.12 m², Bathroom + WC2 4.43 m², Cupboard 1.54 m²

--> 2nd floor: Landing 0.92 m² Bedroom 4 with bathroom (double sink and bathtub) 25.44 m², Shower room 1.46 m²; WC2 0.91 m²

--> Basement - Hallway 14.62 m²; Room 1 4.96 m²; Room 2 3.72 m²; Room 1 15.31 m²; Room 2 32.39 m²; Room 3 13.61 m²; Kitchen 6.11 m²; Bathroom 2.87 m²; Toilet 1.51 m²; Laundry room 8.49 m²; Wine cellar 8.03 m²

--> Exterior - Wooden shelters 3.18 m²; Rubbish storage room 3.65 m²; Storage room 1 3.49 m²; Storage room 2 2.67 m²

LOCAL TAXES

Taxe foncière: 1707 EUR

Taxe habitation: EUR

NOTES

Features: renovated in 2023 and ready to move into, built in 1957 in a very friendly and safe neighbourhood. south/east facing, sunny terrace overlooking the garden. The space benefits from lots of natural light, spacious dimensions with modern kitchen, South East orientation, several...