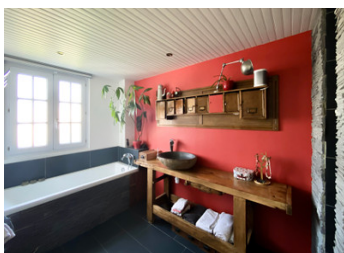


Montreuil, town house of approx. 100 sqm with terrace and garden - 3 bedrooms - 2 garages.



## INFORMATION

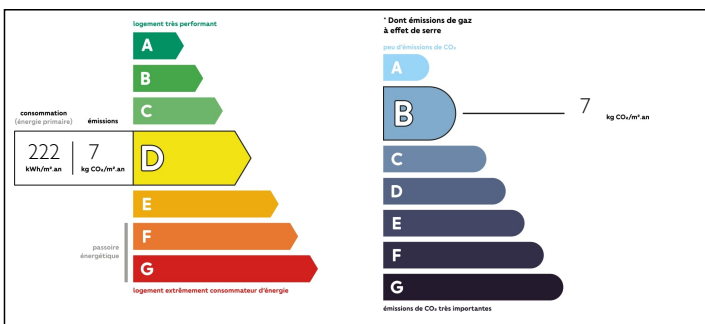
Town:	Montreuil
Department:	Seine-Saint-Denis
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	145 m2



## IN BRIEF

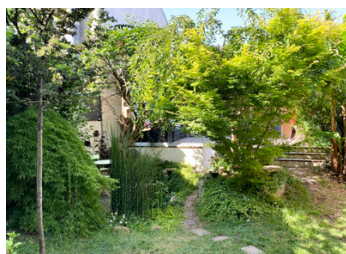
In Montreuil, a town on the outskirts of Paris, Leggett Immobilier International is offering a detached town house of around 100sqm with its own terrace and garden. This house, located on the edge of Fontenay-sous-Bois and Vincennes, comprises 4 levels: - on the ground floor, a 16.59 sqm games room with access to the garden and a 4.43 sqm utility room, - on level 1: an open-plan kitchen and living room with a total surface area of 26.19 sqm, and a separate toilet with window (0.75 sqm<sup>2</sup>), - on level 2, a master suite with bathroom with shower and wc, - on level 3, a large bedroom in the attic. The entire house has inertia radiators, double-glazed windows and accordion-style PVC shutters. Environmental impact assessment: D & B. On either side of the main entrance are two garages of 15m<sup>2</sup> and 18sqm. A 19 sqm workshop with a green roof has been built over the entire...

## 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.



## LOCAL TAXES

**Taxe foncière: 2182 EUR**

## NOTES

## DESCRIPTION

Leggett Immobilier International offers you a detached town house with terrace and garden on the outskirts of Paris.

Situated on the edge of Fontenay-sous-Bois and Vincennes, this house has 4 levels:

- on level 0, a 16.59 m<sup>2</sup> games room with access to the garden and a 4.43 m<sup>2</sup> utility room,
- on level 1, an open-plan kitchen and a living room with a total surface area of 26.19 m<sup>2</sup>, a separate wc of 0.75 m<sup>2</sup> with window,
- on level 2, a master suite with bathroom with shower and wall-hung toilet,
- on level 3, in the attic, a large bedroom (currently a young child's bedroom) with solar-powered electric skylights.

The entire house has inertia radiators, double-glazed windows and accordion-style PVC shutters. This house has an environmental impact assessment in D & B.

Two garages of 15m<sup>2</sup> and 18m<sup>2</sup> are located on either side of the main entrance. Rental possible at around €100/120 per month.

A 19m<sup>2</sup> workshop with a green roof has been built over the entire surface area of the garages.

Nearby, 2 bus lines (127 and 124) serve the "Croix de Chavaux" metro station (line 9 - 10 minutes' walk) and the "Château de Vincennes" metro station (line 1 - 14 minutes' walk).

There are numerous schools within a few minutes of the house:

- Angela Davis nursery school ,
- Louise Michel primary school,
- Jean Moulin secondary school
- the private secular lycée Pablo Picasso.

Located in the Seine-Saint-Denis département, Montreuil is the fifth-largest city in the Île-de-France region. One of...