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Ref: A19544DPE94 Price: 1 390 000 EUR

agency fees to be paid by the seller

St-Maur (94), spacious property build in 2007, 4/6 beds, 375m2 living space on plot of 800m2 near RER A















INFORMATION

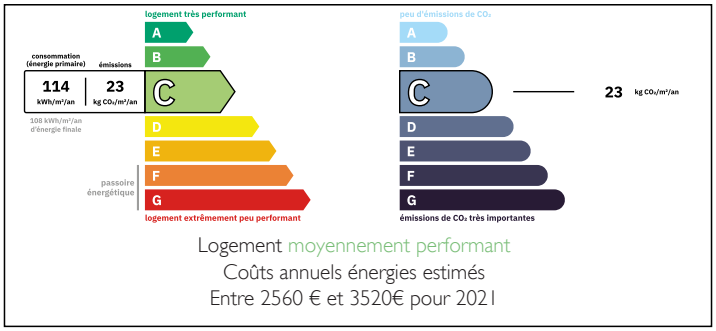
Town:	Saint-Maur-des-Fossés
Department:	Val-de-Marne
Bed:	6
Bath:	3
Floor:	357 m2
Plot Size:	804 m2

IN BRIEF

St-Maur (94) - 350m2 - 4/6 bedrooms (10 rooms) - Land 807m2 - See floor plans and 360 - Located on Avenue Gabriel Péri, 2 steps from the river Marne promenade, a haven of peace for this recent family home where nothing was done to save money during its construction in 2007.

Offering beautiful volumes and in very good condition, this house built on 3 floors + an insulated and convertible attic, includes an enclosed pleasure garden planted with vines and vegetable garden enjoying the singing of birds and sunshine all day. In addition to a 50m2 veranda ideal for an aperitif al-fresco or a family dinner, each of the 3 floors offers more than 100m2 and is composed on the ground floor of a beautiful entrance hall leading onto 2 living room, a dining room with coffered...

ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière:	**4200 EUR**

NOTES

DESCRIPTION

Miscellaneous : Strategically located 100 m from the banks of the Marne river, in good condition, far from urban life but 20 minutes from PARIS, enclosed garden with terraces, the ground floor includes a welcoming entrance hall with cloakrooms, in the basement a 2 place garage + 3 bedrooms + 3 blind rooms dedicated to storage / workshops / sports + boiler room and laundry room, a veranda of 50m2 on the ground floor and a balcony of 20m2 on the 1st floor both along the south-facing rear facade, potential for 8 bedrooms, 5 WCs including 2 independent, 2 bathrooms + 1 shower room, fully insulated attic space above with bull's eye and velux windows, gas central heating, facades and roofs in excellent condition, RER A2 PARC SAINT MAUR 8 minutes walk away, Tilleuls school sectorisation.

Located in the south-eastern suburbs of Paris, the town of Saint-Maur-des-Fossés is a peninsula surrounded by a loop of the Marne, and crossed by seven bridges (five road, two rail) + two footbridges. It has been a major pilgrimage site for Catholics since the Middle Ages, following the discovery of a statue of the Achiropoietan Virgin. The city also has many Catholic churches with spectacular architecture. Surrounded by the river Marne, the city is characterised by a calm and peaceful climate, with a Provençal touch that is the envy of many neighbouring towns. This atmosphere of calm is perfectly matched by the many green spaces in this Parisian...